44-013600.0100

WESTGERDES RYAN P
WESTGERDES RYAN P
2258 ST RT 219
COLDWATER, OH 45828
Created in 2003 From 44-013600.0000 due to Split

WASHINGTON TWP / FT RECOVERY SD
07-35-200-004

LEGAL INFORMATION
COR NW NW NE

RTS: 001-06-35
Acres:1.1100

Property Class: 510
Neighborhood
009445-R150
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WESTGERDES RYAN P	2258 ST RT 219	COLDWATER	OH	45828	03/09/2001	0	: F : 0	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: CL DATE: 05/27/2004 TIME: 11:22:36 AM ■ LETTER ■ LETTER REC'D GIS CODE Minor Sub

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ■	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ■	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
2258 ST RT 219, COLDWATER

COMMENT
TY2022:Net Gen=$1,527.32, Other Assessment=$0.18
DE17 DESKTOP RVW CHG: ADD SHED

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	22710		22,700 0
SM:Small Acreage	AC:0.11	8500		900 0
Total Acres: 1.1100			TOTAL	23,600 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	23,600	18,100	17,300	15,800				
	IMPR	175,200	125,000	115,300	101,200				
	TOTAL	198,800	143,100	132,600	117,000				
ASSESSED VALUE	LAND	8,260	6,340	6,060	5,530				
	IMPR	61,320	43,750	40,360	35,420				
	TOTAL	69,580	50,090	46,420	40,950				

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	■	☐	☐	☐
CARPET	☐	■	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	■	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS		5			
BEDROOMS		3			
FIREPLACES					

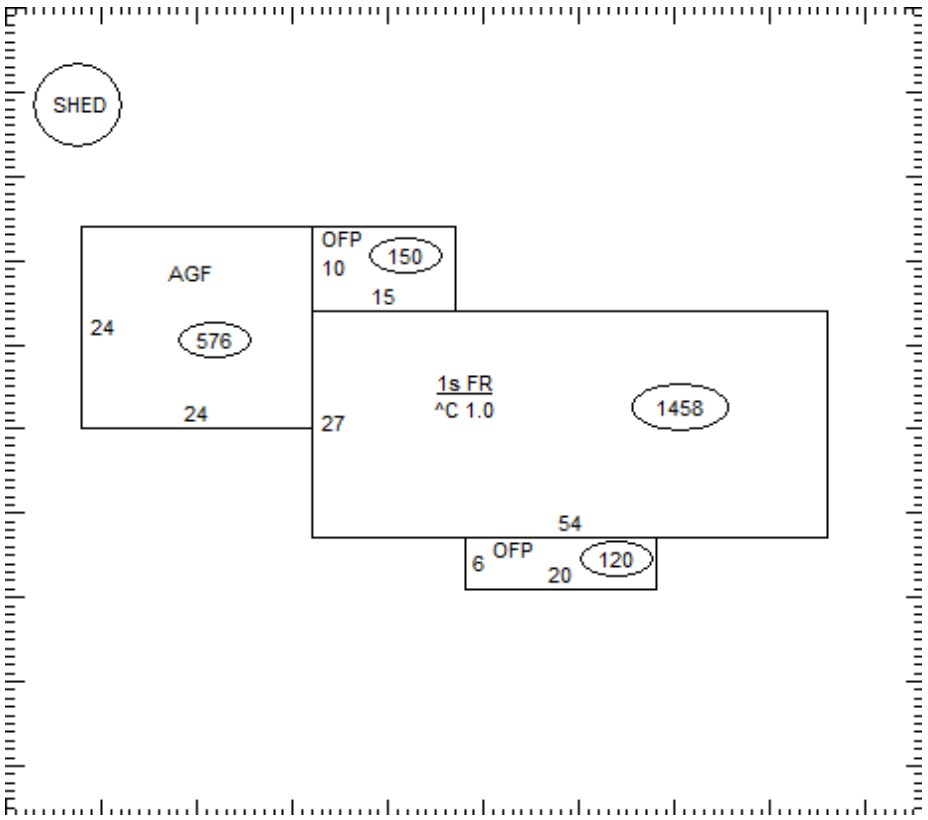
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■			
X FULL BATH		1		
X HALF BATH				
X FIXTURES				

FLOOR	AREA	CONST	VALUE
1	1458	FR	198,050

SUBTOTAL			198,050
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,458	S.F.	2,410
PLUMBING #	3		3,630
GARAGES & CARPORTS			14,200
EXTRA FEATURES			4,300
SUBTOTAL			222,590
GRADE FACTOR			100 %
UNADJUSTED VALUE			222,590
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,458	C		2001		A	222,590	22	173,620		173,600
1 Shed		12x22	264	C	7.70	2010		A	2,030	21	1,600		1,600
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		175,200

44-013600.0100

COMMENTS

Dwelling has an Economic Factor of 100% (Rollback Basis=$196,300)