



03-002600.0000

BUTLER TWP / COLDWATER SD

08-15-300-014

1 OF 1		
PROP. CLASS		
5	3	0
NEIGHBORHOOD		
000325-RS50		
M	03	
B		
C	24	

ONTROP PHIL & LISA
ONTROP PHIL & LISA
4328 ERASTUS DURBIN RD
FORT RECOVERY, OH 45846

LEGAL INFORMATION
WAGNER SUBDIVISION

LOT#: 13

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ONTROP PHIL & LISA	4328 ERASTUS DURBIN RD	FORT RECOVERY	OH	45846	02/13/2015	112,800	WDC : 77	☐	☒
2	WAGNER JOAN E TRUSTEE	100 DON DESCH RD APT/SUITE 19	COLDWATER	OH	45828	06/24/1993	0	: X : 0	☐	☐
3							0	0	☐	☐

X:		LISTER: JO		DATE: 03/22/2005		TIME: 12:00:00 AM		☐ LETTER	☒ LETTER REC'D	GIS CODE	
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION		
☒ PAVED ☐ GRAVEL ☐ DIRT ☐ SIDEWALKS ☐ CURBS	☒ LEVEL ☐ HIGH ☐ LOW ☐ ROLLING ☐ STANDARD	☐ WATER ☐ ☐ SEWER ☐ ☐ GAS ☐ ☐ ELECTRIC ☐ ☒ STANDARD		☐ IMPROVING ☒ STATIC ☐ DECLINING ☐ OLD ☐ STANDARD	☐ A. NO ROAD ☐ F. RESTRICT ☐ B. TOPGRHY ☐ G. WOOD LT ☐ C. Ex Front ☐ H. VACANCY ☐ D. QUANTITY ☐ I. WATER FRONT ☐ E. SZ/SHAPE ☐ J. OTHER/CDU		5510 ST RT 118 ,				
									COMMENT		
									TY2015:Net Gen=\$2,048.54, Other Assessment=\$776.60		
LAND COMPUTATIONS											
CODES: F: FRONT R: REAR	LAND TYPE	SIZE		M RATE C		INF		M VALUE		C	
	FR:F	F96 D150		ST125 DP100 ADJ125				12,000		0	
HS: HOME SITE SM: SMALL ACRE WA: WASTE RD: ROAD EA: EASEMENT											
TOTAL								12,000		0	

VALUATION SUMMARY								
VALUE YEAR	2014	2011						
REASON FOR CHANGE	RAPP	RAPP						
APPRaised	LAND	12,000	12,000					
VALUE	IMPR	148,000	148,000					
	TOTAL	160,000	160,000					
ASSESSED	LAND	4,200	4,200					
VALUE	IMPR	51,800	51,800					
	TOTAL	56,000	56,000					

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH														
☐ SNGL FMLY	☐ WOOD			1	2475	BRK	138,800																
☐ DUPLEX	☐ STUCCO																						
☒ TRIPLEX	☐ ALM/VYNL																						
☐ CONVR	☐ CONC BLK																						
☐ MOBILE HM	☐ METAL																						
☐ BI/L TRI/L	☒ BRICK																						
☐ MOD/MAN	☐ STONE																						
ROOFING		ROOF TYPE																					
☐ METAL	☒ GABLE																						
☐ SLT/TLE	☐ HIP																						
☒ SHINGLES	☐ GAMBREL																						
☐ SHAKES	☐ MANSARD																						
☐ COMPOSITE	☐ FLAT																						
SUBTOTAL							138,800																
FLOORS		B	1	2	3	U	MULTI-FAMILY # 0										5,000						
CONCRETE	☐	☐	☐	☐	☐	☐	BSMT FINISH 0 S.F.		0														
WOOD	☐	☐	☐	☐	☐	☐	FIREPLACE # 0		0														
TILE/COMPO	☐	☒	☐	☐	☐	☐	HEATING 0 S.F.		0														
CARPET	☐	☒	☐	☐	☐	☐	AIR COND 2,475 S.F.		3,710														
INT. FINISH		B	1	2	3	U	PLUMBING # 6		6,600														
PLASTER/DW	☐	☒	☐	☐	☐	☐	GARAGES & CARPORTS		16,300														
PANELING	☐	☐	☐	☐	☐	☐	EXTRA FEATURES		2,100														
UNFINISHED	☐	☐	☐	☐	☐	☐	SUBTOTAL		172,510														
ACCOMMODATIONS							GRADE FACTOR		110 %														
# OF ROOMS			9				UNADJUSTED VALUE		189,760														
BEDROOMS			6				FACTOR		100 %														
FIREPLACES																							
HEAT & AC		B	1	2	3	U	OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL			
NO HEAT	☐	☐	☐	☐	☐	☐	DWELLING	1	SK	2,475	C+		1985		G	189,760	22	148,010		148,000			
CTRL HEAT	☐	☒	☐	☐	☐	☐	1																
HW/STEAM	☐	☐	☐	☐	☐	☐	2																
ELECTRIC	☐	☐	☐	☐	☐	☐	3																
HEAT PUMP	☐	☐	☐	☐	☐	☐	4																
FLR/WALL	☐	☐	☐	☐	☐	☐	5																
STVE/SPCE	☐	☐	☐	☐	☐	☐	6																
GEOTHERMAL	☐	☐	☐	☐	☐	☐	7																
OUTSIDE	☐	☐	☐	☐	☐	☐	8																
CTRL A/C	☐	☒	☐	☐	☐	☐	9																
PLUMBING		BASE ☒					10																
X FULL BATH			2				11																
X HALF BATH																							
X FIXTURES																							
03-002600.0000																		TOTAL		148,000			
COMMENTS																							
Dwelling has an Economic Factor of 100%																							