Business Name: DAIRYLAND
Property Address: 509 N SECOND ST, DTE Code: 435

05-002400.0000

BUTLER TWP-COLDWATER CORP
COLDWATER SD
08-27-302-002

LEGAL INFORMATION

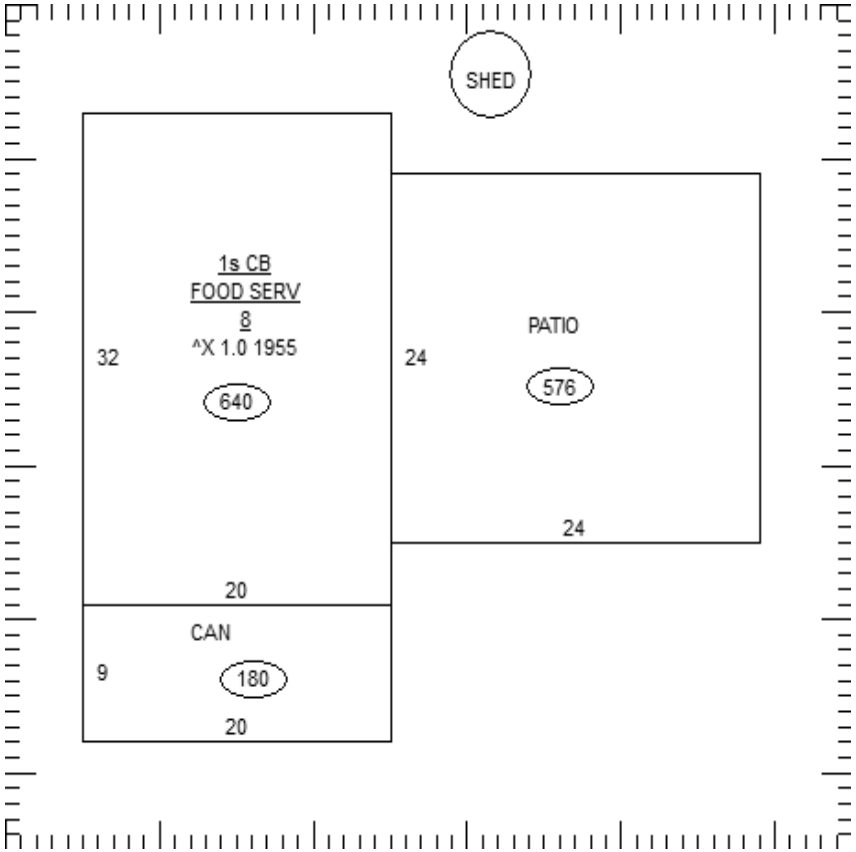
N SD SW W OF R R

NEIGH-GROUP: CVIL70-70
Acres:0.4700

M	
B	
C	

RTS: 002-06-27
RCC OUTLAWS LLC
RCC OUTLAWS LLC
700 N SECON ST
COLDWATER, OH 45828

COMMENT
TY2016:Net Gen=$685.38, Other Assessment=$0.00
DE17 DESKTOP RVW CHGS: UPDATE SKETCH



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: DL	04/07/17
11/05/2014	87,000	WDC : 772	435	■	Pricer:	
03/30/1996	110,000	: A : 0	435	■	Reviewer:	
				☐	Final:	
				☐	Call Back:	
				☐	Visit:	

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR		ZONING
☐ PAVED	☐ LEVEL	☐ WATER	☐	☐ AG-RES
☐ GRAVEL	☐ HIGH	☐ SEWER	☐	■ COMMERCIAL
☐ DIRT	☐ LOW	☐ GAS	☐	☐ INDUSTRIAL
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC	☐	
☐ CURBS	☐ STANDARD	■ STANDARD		

VALUATION SUMMARY					
VALUE YEAR		2017	2017	2014	2011
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP
ESTIMATED MARKET VALUE	LAND	19,430	19,430	19,430	19,430
	IMPR	13,850	14,300	14,540	14,540
	TOTAL	33,280	33,730	33,970	33,970
ASSESSED VALUE	LAND	6,800	6,800	6,800	6,800
	IMPR	4,850	5,010	5,090	5,090
	TOTAL	11,650	11,810	11,890	11,890

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M RATE C	INF	M VALUE C	
IL:ICE Land<1@26,000*	1.59 A:0.47	26,000		19,430 0	
Totals:	Total Acres .4700			19,430 0	19,430

CLASS/QUALITY RANK	
A) FP STRUCT. STEEL FRAME	1. BASIC
B) R.C. FRAME	2. FAIR
C) MASONRY BEARING WALLS	3. AVE
D) WD OR STEEL FR EX. WALLS	4. GOOD
S) METAL M) MILL P) POLE	5. EXCEL

TOTAL AREA		PERIMETER	104
# STORIES	1	STORY HT	8
AGE		SPRINKLER	

EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A
STONE	☐	GABLE/HIP	☐	STORE FRT	☐	OVERHEAD		SLAB	☐	PRE ENG	☐
BRICK	☐	SHED/FLAT	☐	CASEMENT	☐			CRAWL	☐	STEEL	☐
CON BLK	■	CON DECK	☐	DBLH	☐			PILE/COL	☐	REINF CONC	☐
WD/MTL	☐	MTL DECK	☐	SLIDE BY	☐			REINFOR	☐	CB/MASON	☐
ENAM STL	☐	WD DECK	☐	**CANOPY**	A			STEEL	☐	FRAME	■
ALUM/VYL	☐	METAL	☐	LIGHTED	☐	STEEL INS	☐	BRICK	☐	POLE	☐
CON PANEL	☐	ASPH	☐	SOFFITS	☐	WOOD	☐	STONE	☐	TILT UP	☐
PLATE GLS	☐	RUBBER	☐	C S W	☐	MTL	☐	CON BLK	☐	SANDWICH	☐
STUCCO	☐	BUILT UP	■	**FACADE**	A	GLASS	☐	FRAME	☐	STANDARD	☐
INSULATED	☐	INSULATED	☐			STANDARD	■	STANDARD	■		

H.V.A.C.			
Electric	☐	Electric Wall	☐
Forced Air Unit	☐	Hot Water	☐
Hot Water, Rad	☐	Space/ Wall Furnace	■
Steam	☐	Warm & Cld Air	☐
Ventilation	☐	Heat Pump	☐
Package Unit	☐	Ind TW Heat Pump	☐
Hot & Cld Water	☐	Evaporated Cool	☐
Floor Furnace	☐	Co-Ray-Vac	☐
Complete HVAC	☐	No Heat	☐
Refrig. Cooling	☐	Standard	☐

FLOORS	B	1	2	3	U
CONCRETE	☐	■	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE A Q V T	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐
ASPHALT	☐	☐	☐	☐	☐
GRAVEL	☐	☐	☐	☐	☐
DIRT	☐	☐	☐	☐	☐
STANDARD	☐				

PARTITIONS	B	1	2	3	U
MASONRY	☐	☐	☐	☐	☐
WD STUD	☐	☐	☐	☐	☐
MTL STUD	☐	☐	☐	☐	☐
CEILINGS	**B**	**1**	**2**	**3**	**U**
ACCUT/PANEL	☐	☐	☐	☐	☐
PLASTER/DW	☐	☐	☐	☐	☐
SUSP/OPEN	☐	☐	☐	☐	☐
STANDARD	☐				

INTERIOR FINISH	B	1	2	3	U
UNFINISHED	☐	■	☐	☐	☐
FINISH OPEN	☐	■	☐	☐	☐
FINISH DIV	☐	☐	☐	☐	☐
PANEL	☐	☐	☐	☐	☐
PLASTER / DW	☐	☐	☐	☐	☐
BLOCK	☐	☐	☐	☐	☐
GLAZED TILE	☐	☐	☐	☐	☐
STANDARD	☐				

PLUMBING	A		A
NO PLUMBING	☐	EXTRA FIXTURES	
2 FIXTURE BATH	1	STANDARD	☐
3 FIXTURE BATH			

LIGHTING	A		A
FLUORESCENT	☐	METAL HALIDE	☐
SODIUM VAP	☐	STANDARD	■
MERCURY VAP	☐		

YARD ITEMS

	ITEM	CONST	HT	SIZE X SIZE	AREA	UNITS	AGE	REM	COND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE
A	499.066:Shed			10 X 16	160		2005		A	A	8.60	1,380	10	0	0	1,240

	ITEM	CONST	HT	SIZE X SIZE	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE
A	435.000:Restaurants: Fast Food		8	32 X 20	640		1955		A	B	42.00	26,880	55	0	0	12,100
1	901.010:PATIO			24 X 24	576		1955		A	A	2.41	1,390	72	0	0	390
2	901.010:Patio: Concrete		8	9 X 20	180		1955		A	A	2.41	430	72	0	0	120

AMENITY TOTAL	0
TOTAL IMPR	13,850

COMMENTS

INTERIOR FINISH IS SEMI-FINISHED.