05-073100.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-453-024

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
	000505-TM50
M	14B9
B	
C	30

DUES TYLER S
DUES TYLER S
612 W MAIN ST
COLDWATER, OH 45828

LEGAL INFORMATION
WESTFALLS ADD
LOT 350

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	DUES TYLER S	612 W MAIN ST	COLDWATER	OH	45828	10/01/2012	59,000	WDC : A : 606	☐	■
2	POWELL MARIE D TRUSTEE	612 W MAIN ST	COLDWATER	OH	45828	06/07/2004	0	QCE : X : 0	☐	☐
3	POWELL MARIE D	612 W MAIN ST	COLDWATER	OH	45828	04/16/2003	0	: X : 0	☐	☐

X: | LISTER: NS | DATE: 01/21/2005 | TIME: 12:00:00 AM | ☐ LETTER | ■ LETTER REC'D | GIS CODE

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
612 W MAIN ST, COLDWATER

COMMENT
TY2016:Net Gen=$969.06, Other Assessment=$0.00
DE13 RMV 2.5%RB- DIDN'T RETURN APP
DE16 DESKTOP RVW CHG: add pat

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F66 D132	ST200 DP94 ADJ188		12,400 0
			TOTAL	12,400 0

VALUATION SUMMARY

VALUE YEAR		2017	2016	2014	2011				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	12,400	13,000	13,000	12,400				
	IMPR	76,800	60,200	59,800	57,000				
	TOTAL	89,200	73,200	72,800	69,400				
ASSESSED VALUE	LAND	4,340	4,550	4,550	4,340				
	IMPR	26,880	21,070	20,930	19,950				
	TOTAL	31,220	25,620	25,480	24,290				

OCCUPANCY	EXTERIOR
■ SNGL FMLY	☐ WOOD
☐ 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

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

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

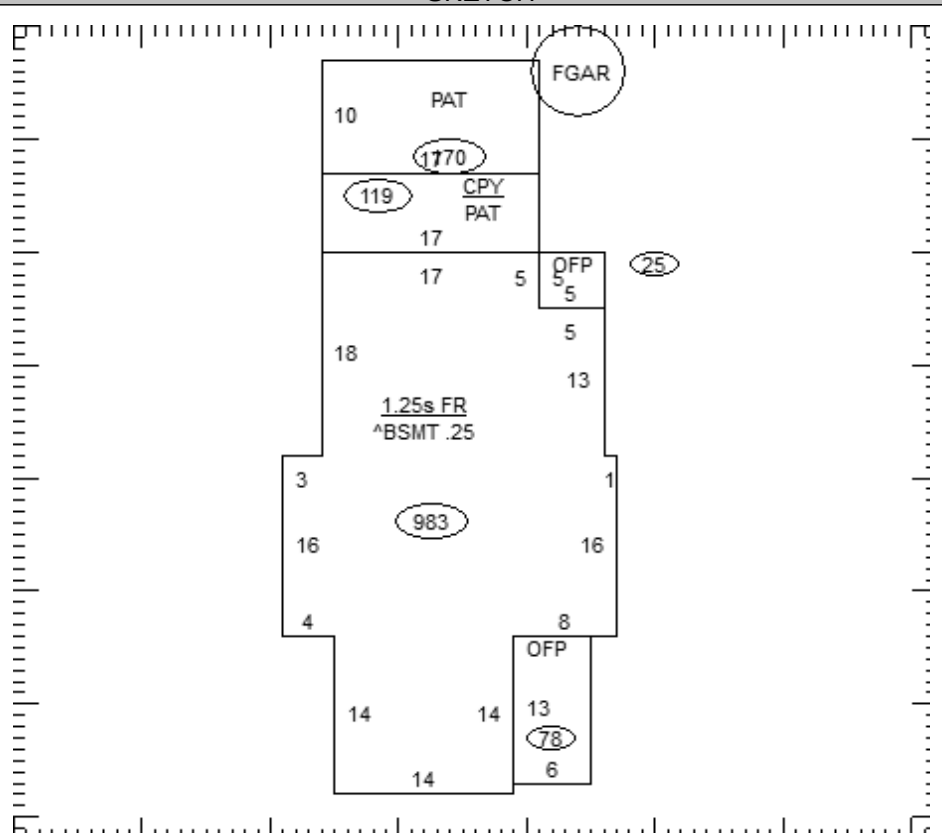
ACCOMMODATIONS					
# OF ROOMS		6	1		
BEDROOMS		2	1		
FIREPLACES					

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					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	983	FR	95,000
.25	246	FR	18,050
BSMT	246		3,200
SUBTOTAL			116,250
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,229	S.F.	1,840
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			2,900
SUBTOTAL			120,990
GRADE FACTOR			105 %
UNADJUSTED VALUE			127,040
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.25	SK	1,229	C+		1942		A	127,040	45	69,870		75,500
1 Gar - Frame		22x24	528	C	15.80	1964		A	8,340	85	1,250		1,300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 76,800

COMMENTS

Dwelling has an Economic Factor of 108%