05-103200.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-426-014

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000506-TS50	
M	14B8
B	
C	23

HOUSE MATTHEW J
HOUSE MATTHEW J
402 W VINE ST
COLDWATER, OH 45828

LEGAL INFORMATION
SELHORST THIRD ADDITION

LOT#: 644

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HOUSE MATTHEW J	402 W VINE ST	COLDWATER	OH	45828	04/09/2010	94,000	WDC : A : 209	☐	■
2	WENNING BENJAMIN	1015 GEORGE ST	COLDWATER	OH	45828	09/03/2009	78,500	WDC : A : 497	☐	■
3	KAUP BETTY JUNE	402 W VINE ST	COLDWATER	OH	45828	09/30/1987	0	: X : 0	☐	☐

X: | LISTER: NS | DATE: 01/20/2005 | 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
402 W VINE ST, COLDWATER

COMMENT
TY2016:Net Gen=$1,199.46, Other Assessment=$0.00
DE09 AD AC PER DATA MAILER
DE16 DESKTOP RVW CHG: rmv stp, add pat

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F78 D128	ST260 DP92 ADJ239		18,600 0
			TOTAL	18,600 0

VALUATION SUMMARY

VALUE YEAR		2017	2016	2014	2011	2009			
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP	MISC			
APPRAISED VALUE	LAND	18,600	19,900	19,900	18,600	16,100			
	IMPR	89,000	73,100	73,000	68,300	68,700			
	TOTAL	107,600	93,000	92,900	86,900	84,800			
ASSESSED VALUE	LAND	6,510	6,970	6,970	6,510	5,640			
	IMPR	31,150	25,590	25,550	23,910	24,050			
	TOTAL	37,660	32,560	32,520	30,420	29,690			

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			
BEDROOMS		3			
FIREPLACES		1			

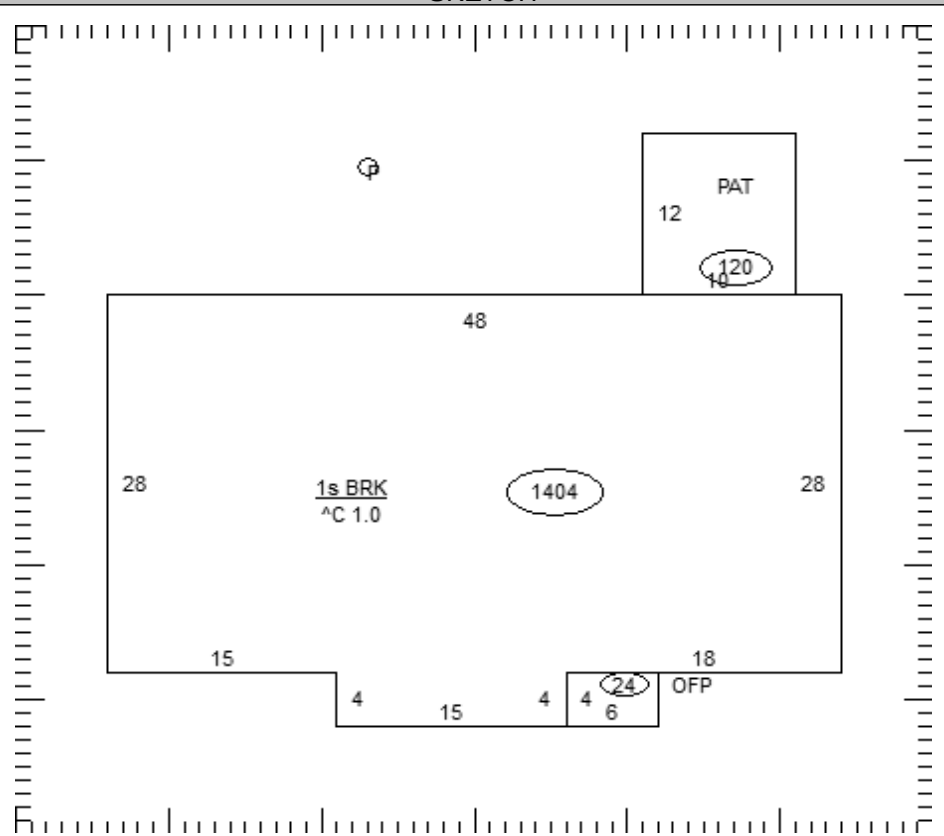
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1404	BRK	118,170

SUBTOTAL			118,170
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	1		4,000
HEATING	0	S.F.	0
AIR COND	1,404	S.F.	2,110
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			700
SUBTOTAL			124,980
GRADE FACTOR			105 %
UNADJUSTED VALUE			131,230
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,404	C+		1951		A	131,230	42	76,110		89,000
1 Patio		10x12	120	C	2.70				320	100			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-103200.0000

TOTAL 89,000

COMMENTS

Dwelling has an Economic Factor of 117%