05-181000.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-27-402-005

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000501-TM40	
M	14A2
B	
C	44

DUES JOHN S
DUES JOHN S
701 N TERRACE AVE
COLDWATER, OH 45828

LEGAL INFORMATION
EASTVIEW FIRST ADD

LOT#: 1402

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	DUES JOHN S	701 N TERRACE AVE	COLDWATER	OH	45828	02/20/2009	110,000	WDC : A : 103	☐	■
2	FRITZ EUNICE M	701 TERRACE AVE	COLDWATER	OH	45828	06/14/2000	96,500	: A : 0	☐	■
3							0	0	☐	☐

X: | LISTER: NS | DATE: 02/22/2005 | 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
701 N TERRACE AVE, COLDWATER

COMMENT
TY2016:Net Gen=$1,655.20, Other Assessment=$0.00
DE09 PER DATA MAILE CORRECTED PLMG
DE16 DESKTOP RVW CHG: chg pat to cvp

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F82 D110	ST170 DP85 ADJ145		11,900 0
			TOTAL	11,900 0

VALUATION SUMMARY

VALUE YEAR		2017	2016	2014	2011	2009			
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP	MISC			
APPRAISED VALUE	LAND	11,900	11,900	11,900	11,200	10,500			
	IMPR	113,200	113,100	112,600	106,300	94,900			
	TOTAL	125,100	125,000	124,500	117,500	105,400			
ASSESSED VALUE	LAND	4,170	4,170	4,170	3,920	3,680			
	IMPR	39,620	39,590	39,410	37,210	33,220			
	TOTAL	43,790	43,760	43,580	41,130	36,900			

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		5			
BEDROOMS		3			
FIREPLACES					

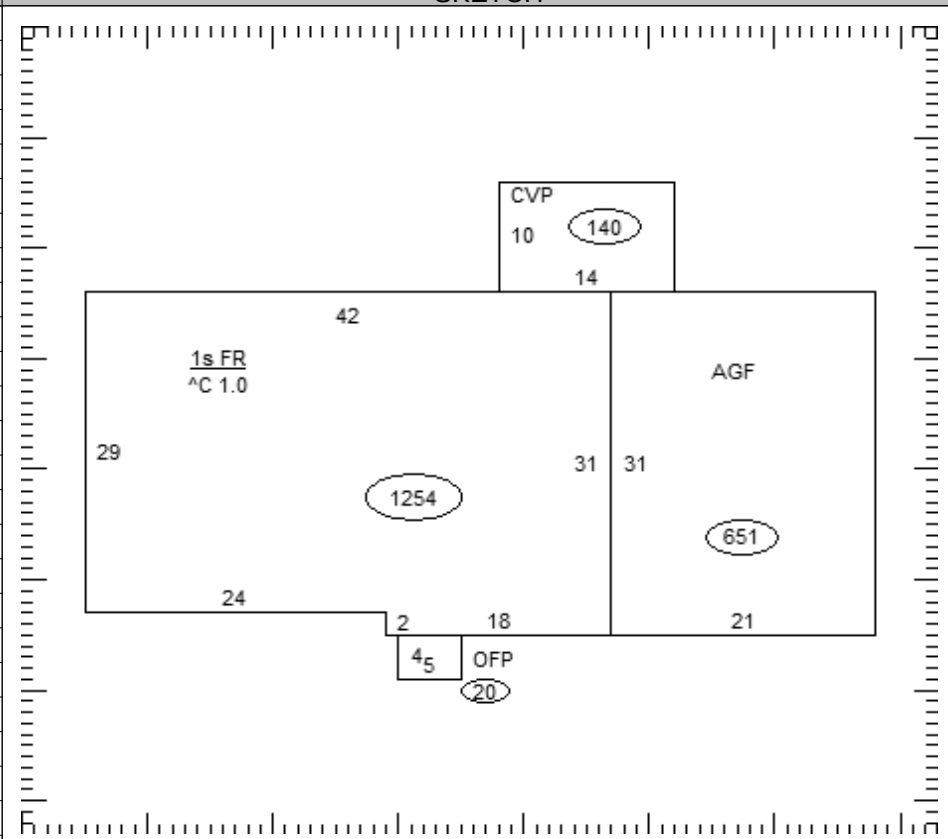
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1254	FR	105,360

SUBTOTAL			105,360
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,254	S.F.	1,880
PLUMBING #	3		3,300
GARAGES & CARPORTS			10,700
EXTRA FEATURES			1,100
SUBTOTAL			122,340
GRADE FACTOR			105 %
UNADJUSTED VALUE			128,460
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,254	C+		1996		A	128,460	22	100,200		113,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		113,200

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COMMENTS

BRICK TRIM 48x8
Dwelling has an Economic Factor of 113%