05-022500.0109

MUHLENKAMP CY & CHERYL E

MUHLENKAMP CY & CHERYL E
423 FLORA LN
COLDWATER, OH 45828

Created in 2018 From 05-022500.0100 due to Split

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-34-153-038

LEGAL INFORMATION

NATURE'S VILLA COLDWATER
CONDOMINIUM SECTION 12
UNIT 423

PROP. CLASS		
5	5	0

NEIGHBORHOOD	
055504-N/A	
M	
B	
C	

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MUHLENKAMP CY & CHERYL E	423 FLORA LN	COLDWATER	OH	45828	07/24/2018	229,000	WDC : 541	☐	■
2	K2K LLC	907 SOUTHWOOD DR	COLDWATER	OH	45828	03/30/2018	22,300	WDC : 191	☐	☐
3	NATURES' VILLA INC C/O LUCILLE POHL	1326 FT RECOVERY MINSTER RD	FORT RECOVERY	OH	45846	03/30/2018	0	WDC : 0	☐	☐

X: ■ TTO | LISTER: JK | DATE: 01/28/2019 | 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

423 FLORA LN,

COMMENT

TY2018:Net Gen=$764.62, Other Assessment=$0.00
DE19 TTO; DWLG COMPL, ADD PATIO
DE18 ADD CONDO ($200,000); EST 30% COMPL 1/1/18
DE19 CORR NEIGHBORHOOD CODE

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
CL:Condo Land	UNIT PRICED	8000		8,000 0
Total Acres: 1.0000			TOTAL	8,000 0

VALUATION SUMMARY

VALUE YEAR		2019	2019	2018	2018				
REASON FOR CHANGE		MISC	NC	NC	MISC				
APPRAISED VALUE	LAND	8,000	12,600	12,600	12,600				
	IMPR	133,700	155,700	46,500	0				
	TOTAL	141,700	168,300	59,100	12,600				
ASSESSED VALUE	LAND	2,800	4,410	4,410	4,410				
	IMPR	46,800	54,500	16,280	0				
	TOTAL	49,600	58,910	20,690	4,410				

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		4			
BEDROOMS		3			
FIREPLACES					

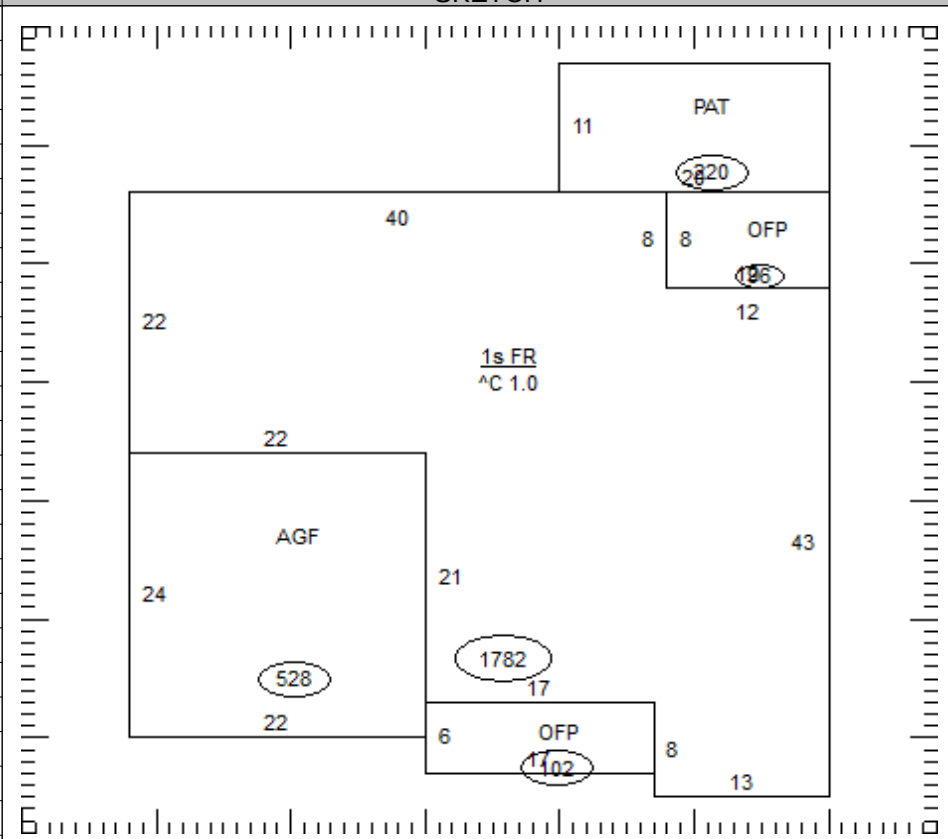
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1782	FR	130,230

SUBTOTAL			130,230
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,782	S.F.	2,670
PLUMBING #	3		3,300
GARAGES & CARPORTS			8,700
EXTRA FEATURES			3,500
SUBTOTAL			148,400
GRADE FACTOR			100 %
UNADJUSTED VALUE			148,400
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,782	C		2017		G	148,400	1	146,920		133,700
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	133,700

05-022500.0109

COMMENTS

Dwelling has an Economic Factor of 91%