05-097400.0000

KLEINHENZ STEPHEN R & LINDSEY R
KLEINHENZ STEPHEN R & LINDSEY R
406 W ELIZABETH ST
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-455-018

LEGAL INFORMATION
SELHORST FIRST ADDITION

LOT#: 586

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000506-TS50	
M	14B10
B	
C	39

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KLEINHENZ STEPHEN R &	406 W ELIZABETH ST	COLDWATER	OH	45828	08/15/2016	111,500	WDC : 547	☐	■
2	ONTROP DOUGLAS E &	3104 ST ANTHONY RD	CELINA	OH	45822	11/20/2012	68,000	WDC : 740	☐	■
3	SCHIELTZ HOMER H	406 W ELIZABETH ST	COLDWATER	OH	45828	04/17/2007	0	QCE : X : 0	☐	☐

X: ☐ TTO LISTER: NS DATE: 01/26/2005 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
406 W ELIZABETH ST, COLDWATER

COMMENT
TY2018:Net Gen=$1,330.42, Other Assessment=$0.00
DE13 RMV 2.5%RB - DIDN'T RETURN APP
DE16 DESKTOP REVIEW CHG: cor ex features

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F66 D122	ST260 DP90 ADJ234		15,400 0
			TOTAL	15,400 0

VALUATION SUMMARY

VALUE YEAR		2017	2016	2014	2011				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	15,400	16,500	16,500	15,400				
	IMPR	90,200	79,400	79,600	74,400				
	TOTAL	105,600	95,900	96,100	89,800				
ASSESSED VALUE	LAND	5,390	5,780	5,780	5,390				
	IMPR	31,570	27,790	27,860	26,040				
	TOTAL	36,960	33,570	33,640	31,430				

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		2			
FIREPLACES		1			

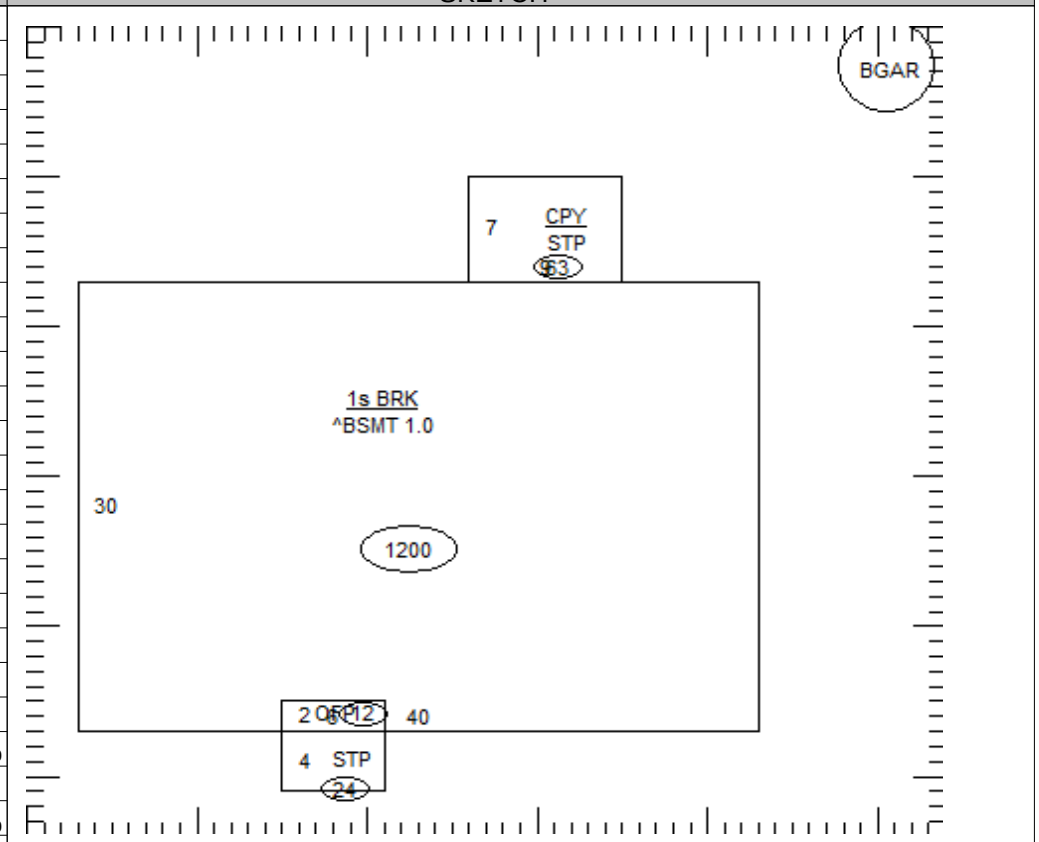
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1200	BRK	107,880
BSMT	1200		15,600

SUBTOTAL			123,480
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	1		4,000
HEATING	0	S.F.	0
AIR COND	1,200	S.F.	1,800
PLUMBING #	1		1,100
GARAGES & CARPORTS			0
EXTRA FEATURES			1,100
SUBTOTAL			131,480
GRADE FACTOR			100 %
UNADJUSTED VALUE			131,480
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,200	C		1950		A	131,480	42	76,260		89,200
1 Gar - Brick		16x22	352	C	19.05	1960		A	6,710	85	1,010		1,000
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		90,200

05-097400.0000

COMMENTS

Dwelling has an Economic Factor of 117%

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08-28-455-018

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
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M	14B10
B	
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COLDWATER, OH 45828

LEGAL INFORMATION
SELHORST FIRST ADDITION

LOT#: 586

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SCHIELTZ HOMER H & CLARA	406 W ELIZABETH ST	COLDWATER	OH	45828		0	: 0	☐	☐
2							0	0	☐	☐
3							0	0	☐	☐

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
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☐ 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
406 W ELIZABETH ST, COLDWATER

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
			TOTAL	15,400 0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

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					
BEDROOMS					
FIREPLACES					

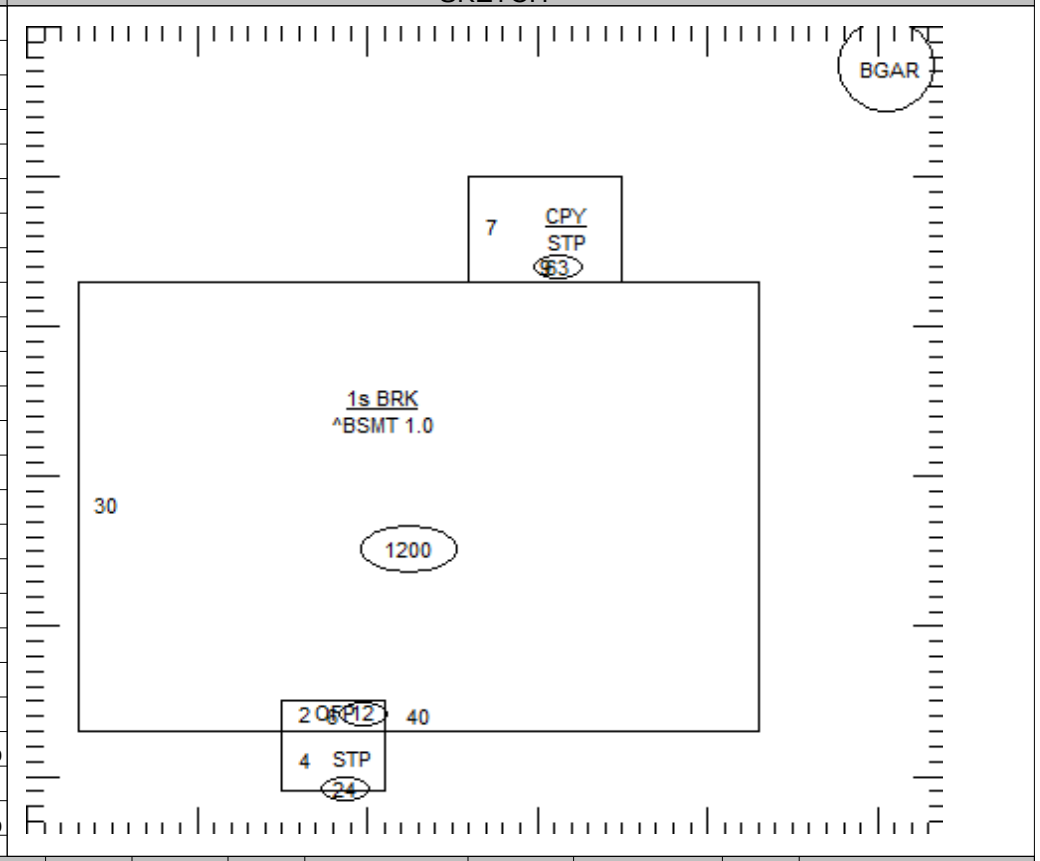
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL			0
MULTI-FAMILY #	0		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	0	S.F.	0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			0
SUBTOTAL			0
GRADE FACTOR			%
UNADJUSTED VALUE			0
FACTOR			%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

05-097400.0000

COMMENTS