05-171400.0000

**MUHLENKAMP JUSTIN P & BETSY E**
MUHLENKAMP JUSTIN P & BETSY E
1016 EMERALD AVE
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-152-019

**LEGAL INFORMATION**
WESTVIEW SECOND ADD

RTS: 000-00-00 LOT#: 1306



| PROP. CLASS | | |
|---|---|---|
| 5 | 1 | 0 |

| NEIGHBORHOOD | |
|---|---|
| 000510-TS60 | |
| M | 14B2 |
| B | |
| C | 40 |

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | MUHLENKAMP JUSTIN P & | 1016 EMERALD AVE | COLDWATER | OH | 45828 | 04/26/2017 | 292,000 | SUC : 252 | ☐ | ■ |
| 2 | BILLS SCOTT A | 1016 EMERALD AVE | COLDWATER | OH | 45828 | 03/15/1993 | 15,000 | : A : 0 | ☐ | ■ |
| 3 | | | | | | | 0 | 0 | ☐ | ☐ |

X: ☐ TTO LISTER: BTC DATE: 06/16/2008 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
1016 EMERALD AVE, COLDWATER

COMMENT
TY2018:Net Gen=$2,829.00, Other Assessment=$0.00
DE16 DESKTOP RVW CHG: add INTERIOR INFO
DE11 CHG 1 ST BRK TO 1 S FR
DE09 CORR BSMNT SQ FTG-DATA MAILER
DE08 TTO/ADDTN COMPL
DE18 REMOVE OWN OCC didn't return app

LAND COMPUTATIONS

| LAND TYPE | SIZE | M RATE C | INF | M VALUE C |
|---|---|---|---|---|
| F:Front | F45 D131 | ST280 DP93 ADJ260 | | 11,700 0 |
| F:Front | F43 D163 | ST280 DP104 ADJ291 | | 12,500 0 |
| | | | TOTAL | 24,200 0 |

VALUATION SUMMARY

| VALUE YEAR | | 2017 | 2016 | 2014 | 2011 | 2009 | | | |
|---|---|---|---|---|---|---|---|---|---|
| REASON FOR CHANGE | | RAPP | MISC | RAPP | RAPP | MISC | | | |
| APPRAISED VALUE | LAND | 24,200 | 24,200 | 24,200 | 24,200 | 21,700 | | | |
| | IMPR | 194,500 | 171,500 | 164,700 | 164,700 | 177,700 | | | |
| | TOTAL | 218,700 | 195,700 | 188,900 | 188,900 | 199,400 | | | |
| ASSESSED VALUE | LAND | 8,470 | 8,470 | 8,470 | 8,470 | 7,600 | | | |
| | IMPR | 68,080 | 60,030 | 57,650 | 57,650 | 62,200 | | | |
| | TOTAL | 76,550 | 68,500 | 66,120 | 66,120 | 69,800 | | | |

| 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 | ■ | ☐ | ☐ | ☐ | ☐ |

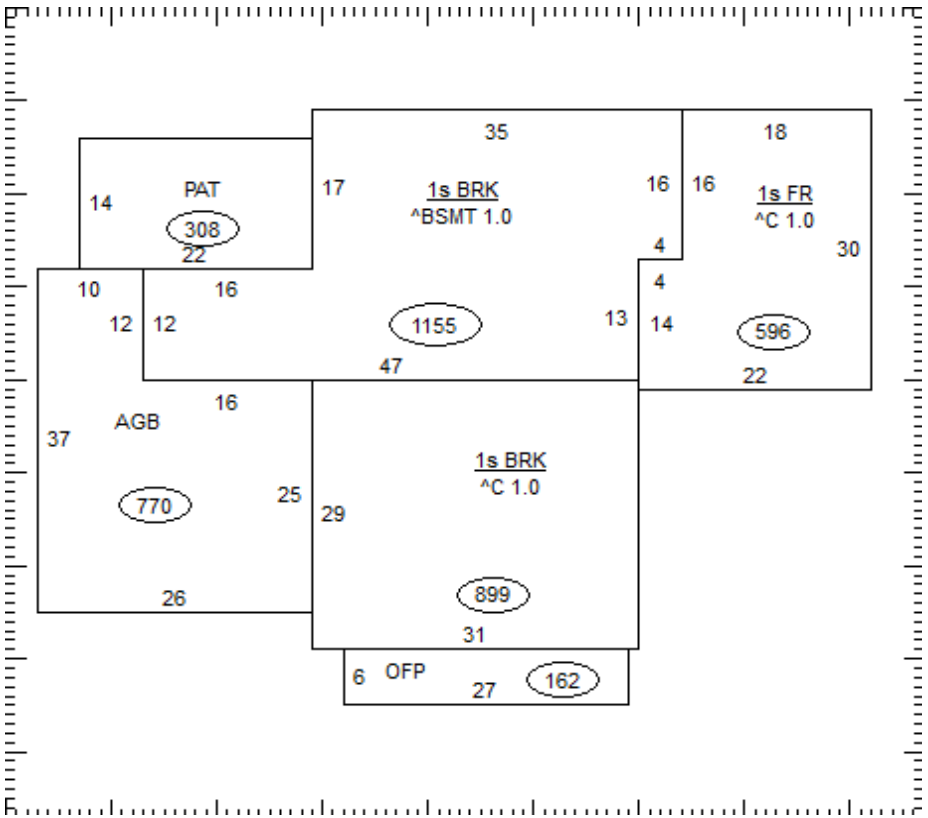
| ACCOMMODATIONS | | | | | |
|---|---|---|---|---|---|
| # OF ROOMS | 1 | 7 | | | |
| BEDROOMS | | 3 | | | |
| FIREPLACES | | | | | |

| 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 | 2054 | BRK | 141,600 |
| 1 | 596 | FR | 38,400 |
| BSMT | 1155 | | 15,020 |
| SUBTOTAL | | | 195,020 |
| MULTI-FAMILY # | 0 | | 0 |
| BSMT FINISH | 0 | S.F. | 0 |
| FIREPLACE # | 0 | | 0 |
| HEATING | 0 | S.F. | 0 |
| AIR COND | 2,650 | S.F. | 3,970 |
| PLUMBING # | 3 | | 3,300 |
| GARAGES & CARPORTS | | | 14,400 |
| EXTRA FEATURES | | | 3,200 |
| SUBTOTAL | | | 219,890 |
| GRADE FACTOR | | | 105 % |
| UNADJUSTED VALUE | | | 230,880 |
| FACTOR | | | 100 % |

SKETCH




| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | 1 | SK | 2,650 | C+ | | 1995 | | A | 230,880 | 22 | 180,090 | | 194,500 |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |
| | | | | | | | | | | | TOTAL | | 194,500 |

05-171400.0000

COMMENTS

Dwelling has an Economic Factor of 108%