05-033800.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-33-227-006

Property Class: 510
Neighborhood 000505-TM50
Map: 14C1
Block:
Card: 19
Bk: Pg:

OPLINGER OCEAN K & RICHARD M
OPLINGER OCEAN K & RICHARD M
320 W WALNUT ST
COLDWATER, OH 45828

LEGAL INFORMATION
OLD PLAT

LOT#: 13

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	OPLINGER OCEAN K &	320 W WALNUT ST	COLDWATER	OH	45828	09/01/2020	138,900	WDC : 622	☐	■
2	CROUCH ROBERT A &	320 W WALNUT ST	COLDWATER	OH	45828	06/06/2016	106,000	WDC : 374	☐	■
3	BOTKIN MATTHEW D	320 W WALNUT ST	COLDWATER	OH	45828	08/04/2010	76,500	WDC : A : 448	☐	■

X: ☐ TTO LISTER: NS DATE: 02/03/2005 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
320 W WALNUT ST, COLDWATER

COMMENT
TY2019:Net Gen=$1,246.68, Other Assessment=$102.98
DE16 DESKTOP REVIEW CHG: cor floors
TriDwell=112 TriOB=112 TriLand=112
(Mod ST:)115

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F59 D132	ST230 DP94 ADJ216		14,200 0
			TOTAL	14,200 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2016	2014	2011			
REASON FOR CHANGE		RAPP	RAPP	MISC	RAPP	RAPP			
APPRAISED VALUE	LAND	14,200	11,100	11,700	11,700	11,100			
	IMPR	101,600	86,600	72,500	71,700	68,300			
	TOTAL	115,800	97,700	84,200	83,400	79,400			
ASSESSED VALUE	LAND	4,970	3,890	4,100	4,100	3,890			
	IMPR	35,560	30,310	25,380	25,100	23,910			
	TOTAL	40,530	34,200	29,480	29,200	27,800			

OCCUPANCY	EXTERIOR
■SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ 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	■	☐	☐	☐	☐

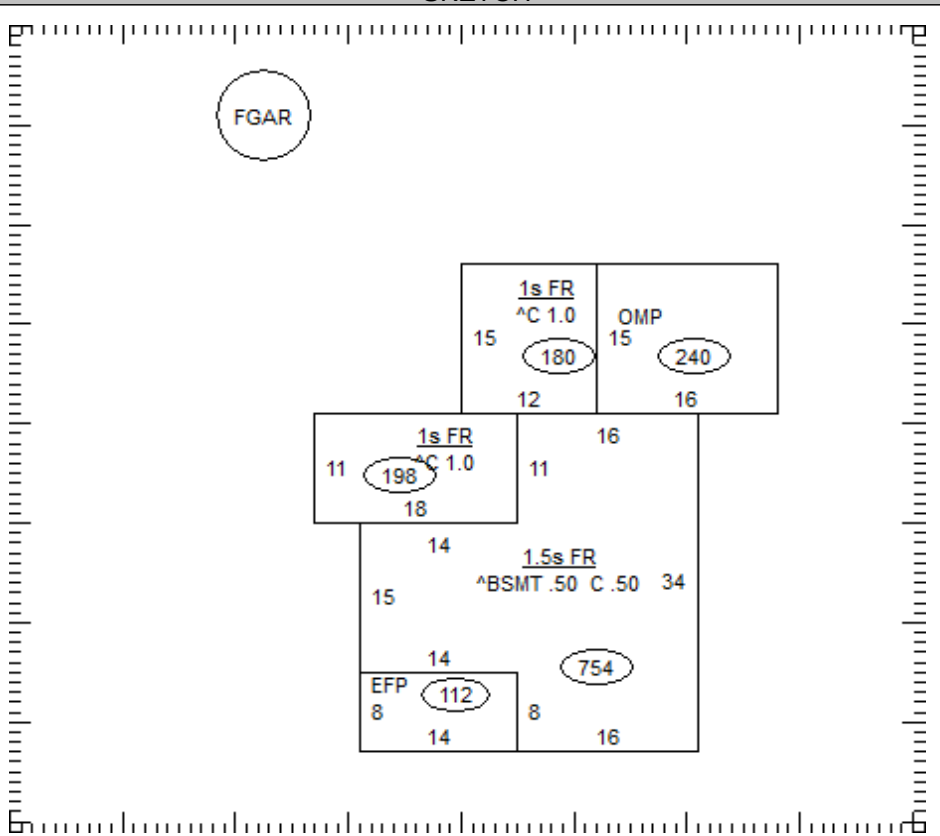
ACCOMMODATIONS					
# OF ROOMS	1	4	3		
BEDROOMS			3		
FIREPLACES					

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	1132	FR	98,980
.5	377	FR	24,070
BSMT	377		4,900
SUBTOTAL			127,950
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	0 S.F.		0
PLUMBING #	3		3,300
GARAGES & CARPORTS			0
EXTRA FEATURES			7,100
SUBTOTAL			0
GRADE FACTOR			110 %
UNADJUSTED VALUE			170,450
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,509	C+		1942		A	170,450	45	93,750		101,300
1 Gar - Frame		18x22	396	D	12.64	1920		A	5,610	95	280		300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-033800.0000

TOTAL 101,600

COMMENTS

Dwelling has an Economic Factor of 108%

05-033800.0000

OPLINGER OCEAN K & RICHARD M

OPLINGER OCEAN K & RICHARD M
320 W WALNUT ST
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-33-227-006

LEGAL INFORMATION
OLD PLAT

LOT#: 13

Property Class: 510
Neighborhood 000505-TM50
Map: 14C1
Block:
Card: 19
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BUSCHUR JOAN M	320 WALNUT ST	COLDWATER	OH	45828	03/07/2005	78,500	WDC : A : 0	☐	■
2	POST ANDREW C	320 W WALNUT ST	COLDWATER	OH	45828	04/26/1996	0	: X : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: NS DATE: 02/03/2005 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
320 W WALNUT ST, COLDWATER

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
			TOTAL	14,200 0

VALUATION SUMMARY

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

OCCUPANCY	EXTERIOR
☐SF ☐DU ☐TR	☐ WOOD
☐CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ 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	☐	☐	☐	☐	☐

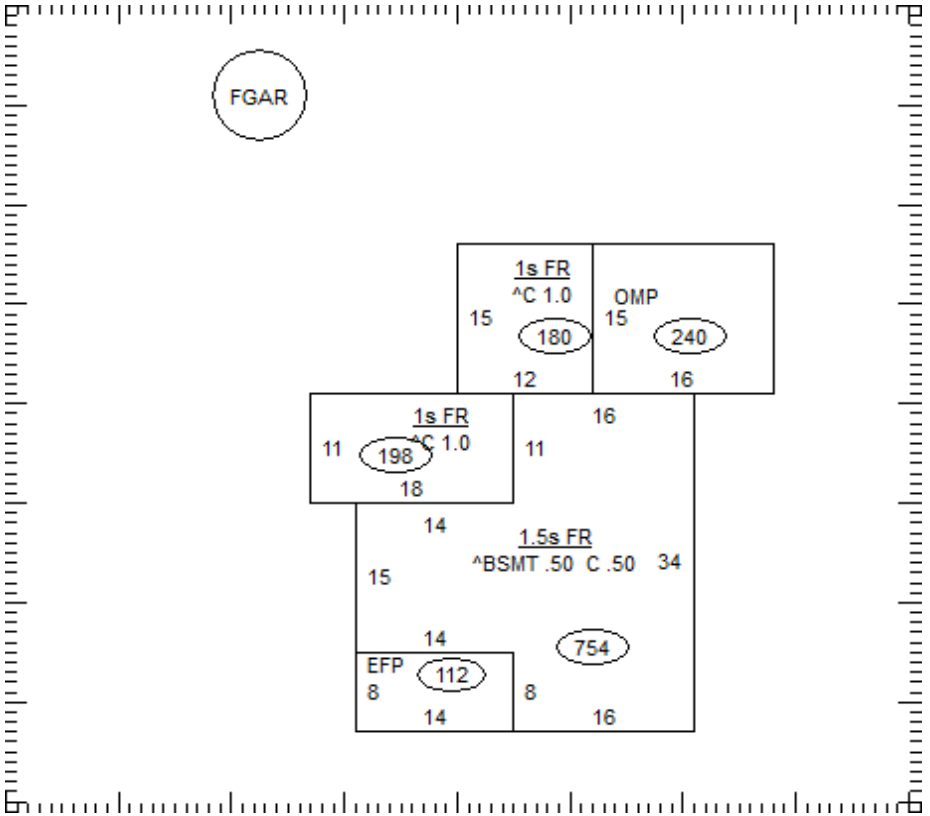
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					

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
BUILDING TYPE	000%		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													

05-033800.0000

TOTAL 0

COMMENTS