



05-018700.0000

FREDERICKS KYLE P

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 405 S FIRST ST
 COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
 08-33-239-007

LEGAL INFORMATION

OUT LOT 24
 PT CENTER W 1/2
 LOT#: 24

**QUALIFIED CREDITS:
 HOMESTEAD**

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
000505-TM50		
M	14C2	
B		
C	07	

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FREDERICKS KYLE P	405 S FIRST ST	COLDWATER	OH	45828	06/05/2018	170,000	WDC : 390	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	OBRINGER LAWRENCE B &	405 S FIRST ST	COLDWATER	OH	45828	06/23/2011	122,000	WDC : A : 312	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	WILKER ROBERT L & KATHY E	405 S FIRST ST	COLDWATER	OH	45828		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: NS DATE: 01/27/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	405 S FIRST ST, COLDWATER COMMENT TY2018:Net Gen=\$1,186.80, Other Assessment=\$0.00 DE16 DESKTOP REVIEW CHG: cor sty hgt		

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F60 D118	ST200	DP88	ADJ176		10,600 0
TOTAL						10,600 0

VALUATION SUMMARY							
VALUE YEAR	2018	2017	2016	2014	2013	2011	
REASON FOR CHANGE	MISC	RAPP	MISC	RAPP	MISC	RAPP	
APPRAISED	LAND	10,600	10,600	11,100	11,100	10,600	10,600
VALUE	IMPR	108,600	110,700	78,500	76,000	72,300	72,500
	TOTAL	119,200	121,300	89,600	87,100	82,900	83,100
ASSESSED	LAND	3,710	3,710	3,890	3,890	3,710	3,710
VALUE	IMPR	38,010	38,750	27,480	26,600	25,310	25,380
	TOTAL	41,720	42,460	31,370	30,490	29,020	29,090

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input checked="" type="checkbox"/> WOOD	1	1124	FR	98,280
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	.25	256	FR	17,010
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL	2ND	1024	FR	42,980
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL				
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT

FLOORS	B	1	2	3	U
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

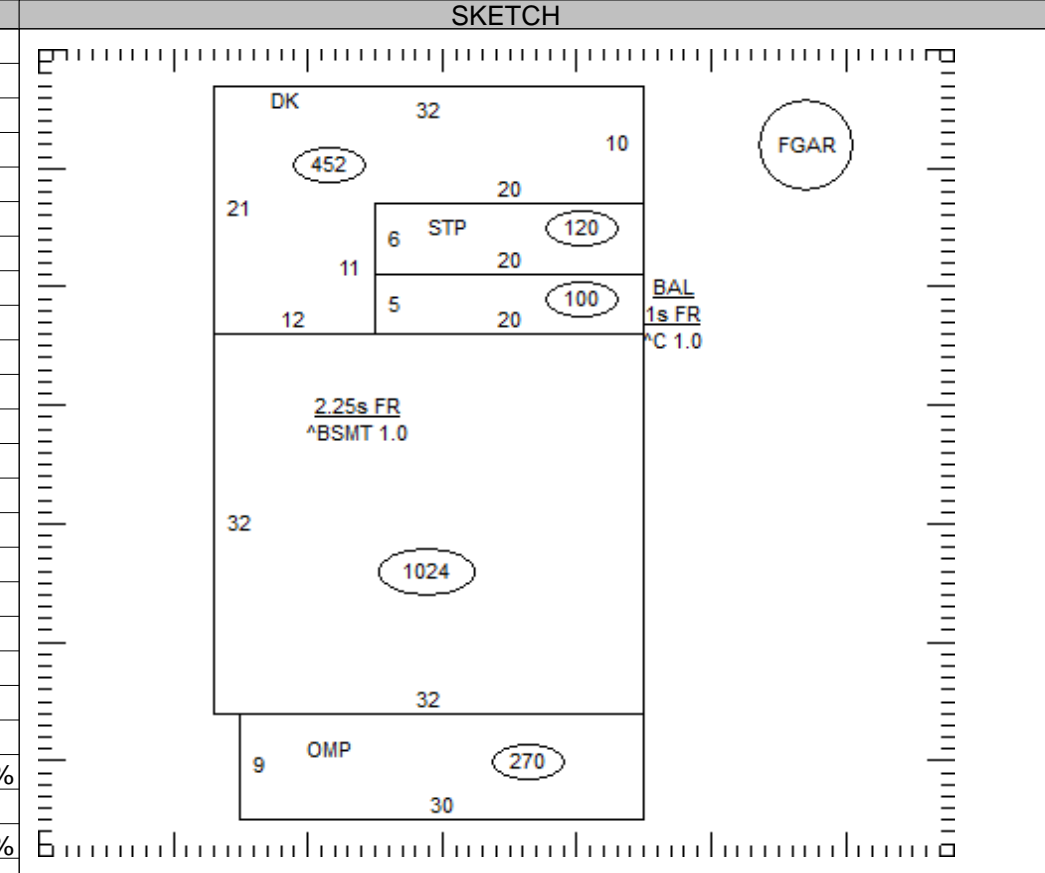
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS	# OF ROOMS	3	4	3	
BEDROOMS				3	
FIREPLACES		1			

HEAT & AC	B	1	2	3	U
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PLUMBING	BASE
X FULL BATH	<input checked="" type="checkbox"/>
X HALF BATH	<input type="checkbox"/>
X FIXTURES	<input type="checkbox"/>

BSMT	AREA	VALUE
BSMT	1024	13,310
SUBTOTAL		171,580



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,404	C-		1920		A	181,440	45	99,790		107,800
1 Gar - Frame		20x22	440	D	12.64	1960		A	5,560	85	830		800
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-018700.0000	TOTAL	108,600
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COMMENTS

NEW SIDING 1989
Dwelling has an Economic Factor of 108%