

1 OF 1		
PROP. CLASS		
5	1	0
NEIGHBORHOOD		
000503-TM50		
M	14D1	
B		
C	74	

BUTLER TWP-COLDWATER CORP / COLDWATER SD  
08-34-128-003

05-026700.0000

**WYNK KEVIN M & VAUGHN SHELBY L**  
WYNK KEVIN M & VAUGHN SHELBY L  
424 E SOUTH ST  
COLDWATER, OH 45828

**LEGAL INFORMATION**  
OUT LOT 25 S PT  
  
RTS: 002-06-34 LOT#: 25

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WYNK KEVIN M & VAUGHN	424 E SOUTH ST	COLDWATER	OH	45828	01/22/2016	135,000	WDC : 43	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BOHMAN RYAN J	424 SOUTH ST	COLDWATER	OH	45828	09/28/2006	77,000	WDC : A : 782	<input type="checkbox"/>	<input type="checkbox"/>
3	HART ALEENE M	424 E SOUTH ST PO BOX 65	COLDWATER	OH	45828	05/07/2003	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: NS	DATE: 02/04/2005	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input checked="" type="checkbox"/> LETTER REC'D	GIS CODE
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION	
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	424 E SOUTH ST, COLDWATER	
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2018:Net Gen=\$1,622.38, Other Assessment=\$0.00	
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	DE16 DESKTOP REVIEW CHG: add stp	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU		

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F113 D94	ST200	DP79	ADJ158			17,900	0
TOTAL							17,900	0

VALUATION SUMMARY

VALUE YEAR	2017	2016	2014	2011			
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP			
APPRAISED VALUE	LAND 17,900	17,900	17,900	17,900			
	IMPR 107,500	90,600	90,400	90,400			
	TOTAL 125,400	108,500	108,300	108,300			
ASSESSED VALUE	LAND 6,270	6,270	6,270	6,270			
	IMPR 37,630	31,710	31,640	31,640			
	TOTAL 43,900	37,980	37,910	37,910			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD	1	1188	FR	103,880
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	.75	855	FR	37,880
<input type="checkbox"/> TRIPLEX	<input checked="" type="checkbox"/> ALM/VYNL				
<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

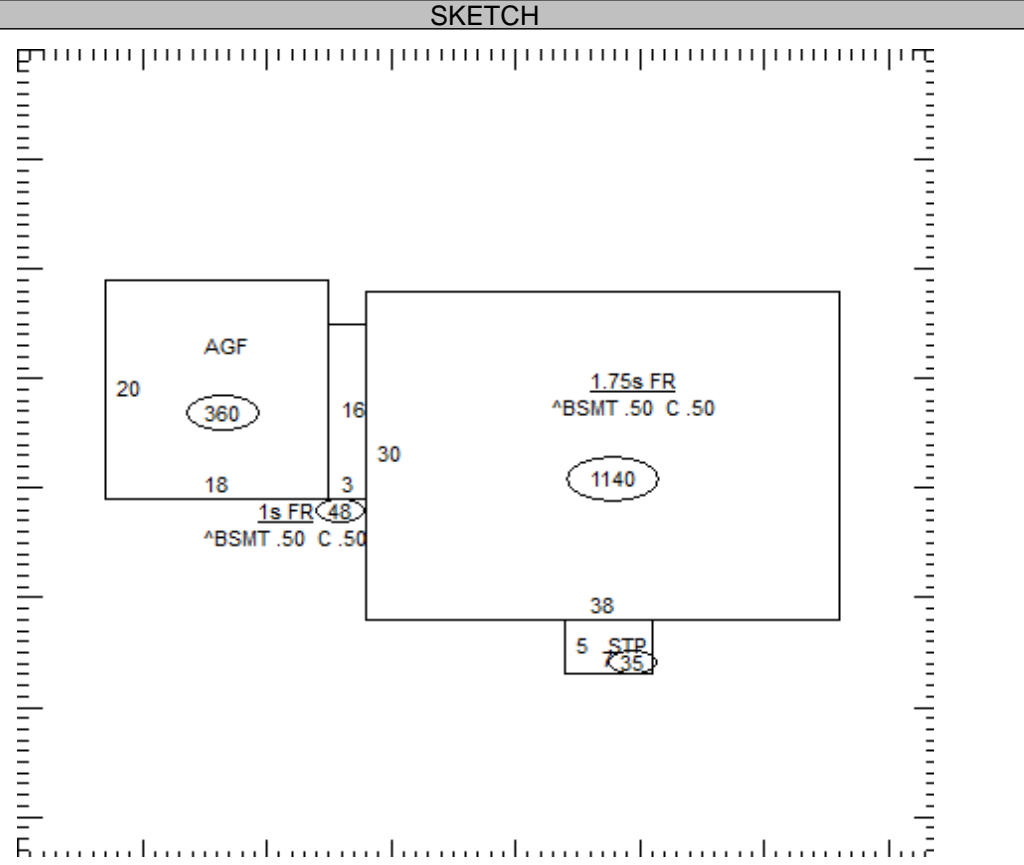
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

ACCOMMODATIONS					
# OF ROOMS		5	2		
BEDROOMS			2		
FIREPLACES					
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>

BSMT	AREA	VALUE
	594	7,720
<b>SUBTOTAL</b>		<b>149,480</b>

GRAD	FACTOR	VALUE
MULTI-FAMILY #	0	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	2,043 S.F.	3,060
PLUMBING #	3	3,300
GARAGES & CARPORTS		5,900
EXTRA FEATURES		200
<b>SUBTOTAL</b>		<b>161,940</b>
GRADE FACTOR		105 %
<b>UNADJUSTED VALUE</b>		<b>170,040</b>
FACTOR		100 %

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.75	SK	2,043	C+		1938		A	170,040	45	93,520		107,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



05-026700.0000

TOTAL 107,500

COMMENTS

Dwelling has an Economic Factor of 115%