05-096900.0000

HOUTS JAMES E
HOUTS JAMES E
405 W ELIZABETH ST
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-476-003

LEGAL INFORMATION
SELHORST FIRST ADDITION

LOT#: 581

PROP. CLASS		
5	1	0

NEIGHBORHOOD	
000506-TS50	
M	14B10
B	
C	44

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HOUTS JAMES E	405 W ELIZABETH ST	COLDWATER	OH	45828	06/10/2019	91,000	WDC : 396	☐	■
2	FELTZ KEITH J	405 W ELIZABETH ST	COLDWATER	OH	45828	10/01/2012	84,000	WDC : F : 605	☐	☐
3	WEIGEL ROBERT J & JANICE E	4696 SIERRA DR	CELINA	OH	45822	09/29/1989	65,000	: A : 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
405 W ELIZABETH ST, COLDWATER

COMMENT
TY2018:Net Gen=$1,294.06, Other Assessment=$0.00
DE16 COR AC SQ FTG
DE16 DESKTOP REVIEW CHG: cor ex features

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F58 D132	ST260 DP94 ADJ244		14,200 0
			TOTAL	14,200 0

VALUATION SUMMARY

VALUE YEAR		2017	2016	2016	2014	2011			
REASON FOR CHANGE		RAPP	MISC	MISC	RAPP	RAPP			
APPRAISED VALUE	LAND	14,200	15,200	15,200	15,200	14,200			
	IMPR	88,500	75,700	75,300	75,000	70,100			
	TOTAL	102,700	90,900	90,500	90,200	84,300			
ASSESSED VALUE	LAND	4,970	5,320	5,320	5,320	4,970			
	IMPR	30,980	26,500	26,360	26,250	24,540			
	TOTAL	35,950	31,820	31,680	31,570	29,510			

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	■	☐	☐	☐	☐

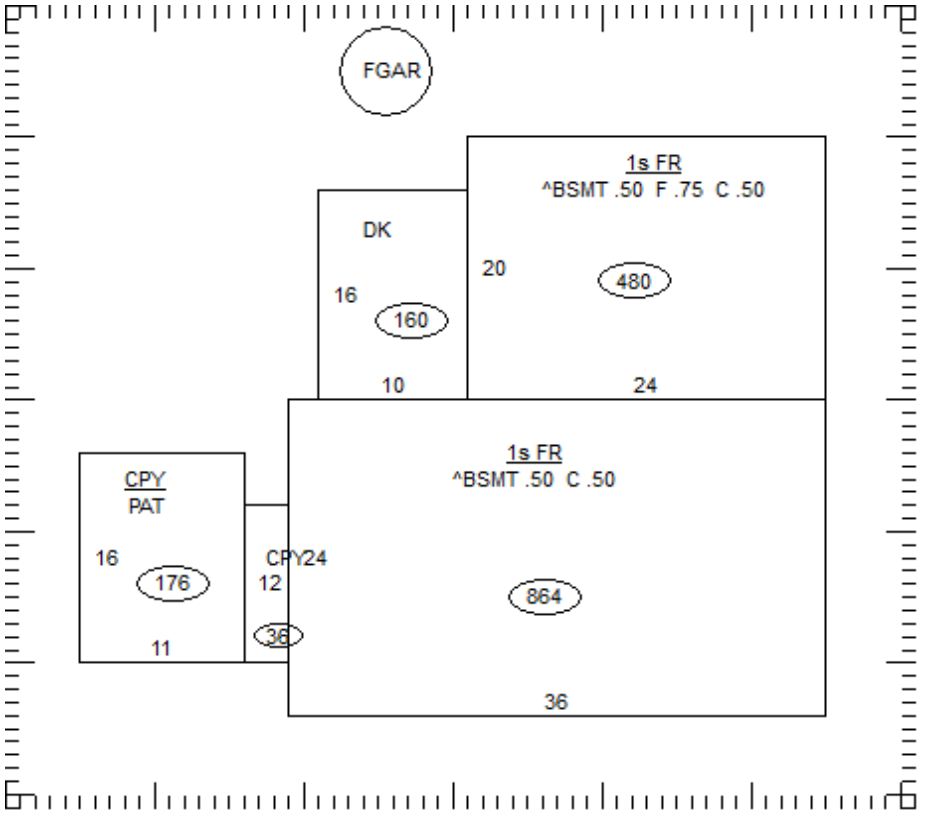
ACCOMMODATIONS					
# OF ROOMS	2	6			
BEDROOMS		3			
FIREPLACES					

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	1344	FR	109,040
BSMT	672		8,740
SUBTOTAL			117,780
MULTI-FAMILY #	0		0
BSMT FINISH	180	S.F.	2,340
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,524	S.F.	2,290
PLUMBING #	3		3,300
GARAGES & CARPORTS			0
EXTRA FEATURES			2,800
SUBTOTAL			128,510
GRADE FACTOR			95 %
UNADJUSTED VALUE			122,080
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,344	C-		1950		A	122,080	42	70,810		82,800
1 Gar - Frame		24x24	576	C	15.80	1996		A	9,100	37	5,730		5,700
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		88,500

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COMMENTS

Dwelling has an Economic Factor of 117%