05-037900.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-33-233-010

Property Class: 510
Neighborhood 000505-TM50
Map: 14C1
Block:
Card: 53
Bk: Pg:

NIEPORT BRADLEY J & JENNA R
NIEPORT BRADLEY J & JENNA R
220 S FIRST ST
COLDWATER, OH 45828

LEGAL INFORMATION
SOUTH ADD
LOT 44 E 1/2 & E 1/2 43
LOT#: 44

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	NIEPORT BRADLEY J & JENNA	220 S FIRST ST	COLDWATER	OH	45828	09/01/2016	0	QCE : X : 0	☐	☐
2	NIEPORT BRADLEY J	220 S FIRST ST	COLDWATER	OH	45828	11/08/2013	75,000	WDC : 771	☐	■
3	HESS JANET M ETAL	1711 JOHN GLEN HWY	DAYTON	OH	45420	01/17/2001	0	: X : 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
220 S FIRST ST, COLDWATER

COMMENT
TY2019:Net Gen=$1,563.08, Other Assessment=$0.00
DE09 CORR PLMNG & OFP PER DATA MAILER
DE16 DESKTOP REVIEW CHG: COR EX FEATURES
TriDwell=112 TriOB=112 TriLand=112
(Mod ST:)115

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F118 D66	ST230 DP67 ADJ154		20,400 0
			TOTAL	20,400 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2016	2014	2011	2009		
REASON FOR CHANGE		RAPP	RAPP	MISC	RAPP	RAPP	REMB		
APPRAISED VALUE	LAND	20,400	15,800	16,600	16,600	15,800	13,800		
	IMPR	125,200	106,700	87,200	86,400	82,300	80,100		
	TOTAL	145,600	122,500	103,800	103,000	98,100	93,900		
ASSESSED VALUE	LAND	7,140	5,530	5,810	5,810	5,530	4,830		
	IMPR	43,820	37,350	30,520	30,240	28,810	28,040		
	TOTAL	50,960	42,880	36,330	36,050	34,340	32,870		

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	■	☐	☐	☐	☐

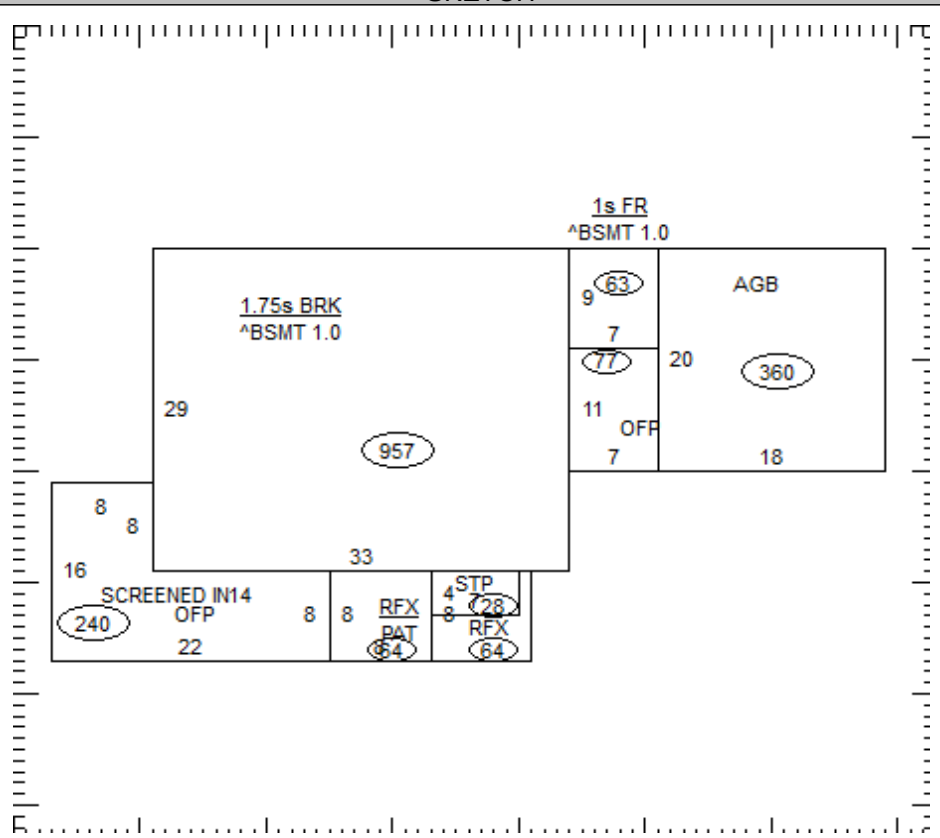
ACCOMMODATIONS					
# OF ROOMS	2		3	4	
BEDROOMS				4	
FIREPLACES			1		

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	63	FR	5,770
1	957	BRK	93,780
.75	718	BRK	35,640
BSMT	1020		13,260
SUBTOTAL			148,450
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,000
HEATING	0 S.F.		0
AIR COND	1,738 S.F.		2,610
PLUMBING #	3		3,300
GARAGES & CARPORTS			6,700
EXTRA FEATURES			6,000
SUBTOTAL			0
GRADE FACTOR			110 %
UNADJUSTED VALUE			210,750
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.75	SK	1,738	C+		1923		A	210,750	45	115,910		125,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-037900.0000

TOTAL 125,200

COMMENTS

Dwelling has an Economic Factor of 108%