05-063500.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-33-236-010

Property Class: 510
Neighborhood 000505-TM50
Map: 14C2
Block:
Card: 32
Bk: Pg:

HILEMAN STEVEN M & LINDSAY M
HILEMAN STEVEN M & LINDSAY M
314 S FIRST ST
COLDWATER, OH 45828

LEGAL INFORMATION
WEIS ADD
S 1/2 LOT 260 & 1/2 VAC ALLEY TO WEST
LOT#: 259

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HILEMAN STEVEN M &	314 S FIRST ST	COLDWATER	OH	45828	10/29/2018	275,000	WDC : 846	☐	■
2	FULMER JAMES DENNIS & JILL	314 S FIRST ST	COLDWATER	OH	45828	12/20/2013	239,000	WDC : 883	☐	■
3	HOYING GARY H	314 S FIRST ST	COLDWATER	OH	45828	09/02/2010	0	QCE : X : 0	☐	☐

X: ☐ TTO LISTER: TM DATE: 07/15/2004 TIME: 02:59:19 PM ☐ 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
314 S FIRST ST, COLDWATER

COMMENT
TY2019:Net Gen=$2,411.70, Other Assessment=$0.00
DE09 PER DATA MAILER ADDED AC & G FIREPLACE; CORRECTED PLMG & FIN BASEMENT SQ FT
DE16 DESKTOP REVIEW CHG: add pat, cor omp msmnts
TriDwell=112 TriOB=112 TriLand=112
(Mod ST:)115

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F82 D116	ST230 DP87 ADJ200		18,400 0
			TOTAL	18,400 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2016	2014	2011	2009		
REASON FOR CHANGE		RAPP	RAPP	MISC	RAPP	RAPP	MISC		
APPRAISED VALUE	LAND	18,400	14,300	15,000	15,000	14,300	12,500		
	IMPR	247,800	174,700	156,800	151,500	144,400	135,200		
	TOTAL	266,200	189,000	171,800	166,500	158,700	147,700		
ASSESSED VALUE	LAND	6,440	5,010	5,250	5,250	5,010	4,380		
	IMPR	86,730	61,150	54,880	53,030	50,540	47,320		
	TOTAL	93,170	66,160	60,130	58,280	55,550	51,700		

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	4	2		
BEDROOMS	1	1	2		
FIREPLACES		1			

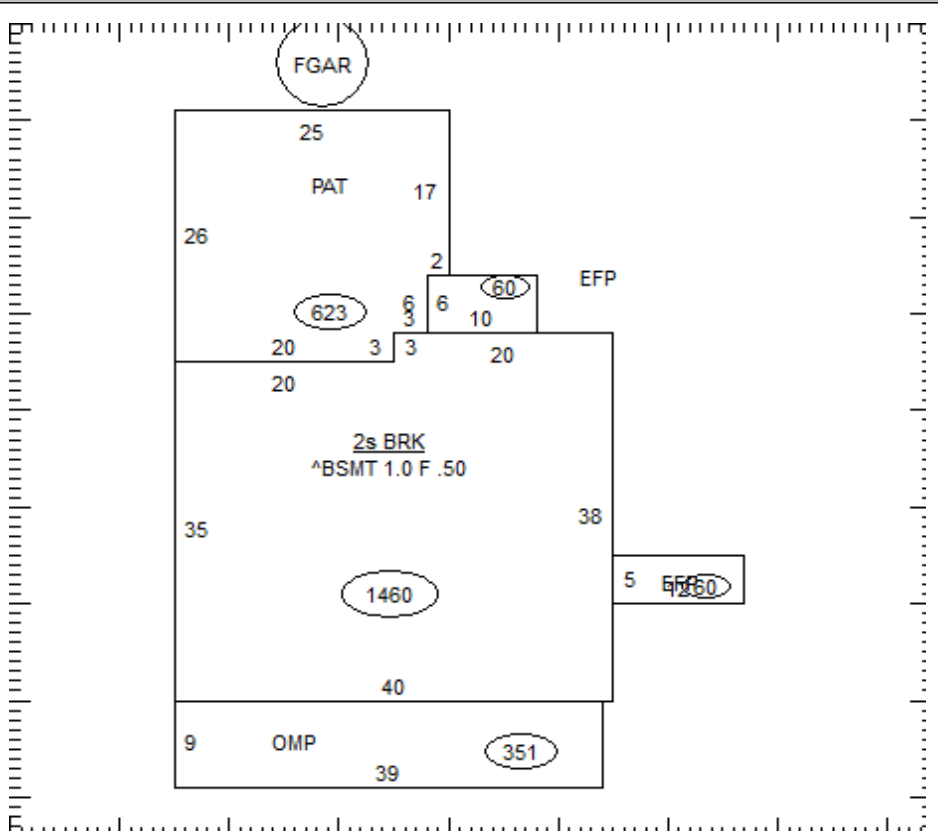
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	■	■	■	☐	☐
HW/STEAM	■	■	■	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	■	■	■	☐	☐

PLUMBING		BASE ■			
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1460	BRK	122,890
2ND	1460	BRK	58,980
BSMT	1460		18,980

SUBTOTAL		200,850
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	730 S.F.	9,490
FIREPLACE #	1	4,000
HEATING	0 S.F.	0
AIR COND	3,650 S.F.	5,480
PLUMBING #	3	3,300
GARAGES & CARPORTS		0
EXTRA FEATURES		10,900
SUBTOTAL		0
GRADE FACTOR		115 %
UNADJUSTED VALUE		301,420
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,920	B-		1908	2003	A	301,420	24	229,080		247,400
1 Gar - Frame		18x24	432	C	16.91	1942		A	8,180	95	410		400
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 247,800

COMMENTS

Dwelling has an Economic Factor of 108%

05-063500.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-33-236-010

Property Class: 510
Neighborhood 000505-TM50
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Block:
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Bk: Pg:

HILEMAN STEVEN M & LINDSAY M
HILEMAN STEVEN M & LINDSAY M
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COLDWATER, OH 45828

LEGAL INFORMATION
WEIS ADD
S 1/2 LOT 260 & 1/2 VAC ALLEY TO WEST
LOT#: 259

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HOYING GARY H	314 S FIRST ST	COLDWATER	OH	45828	04/28/2003	150,000	: A : 0	☐	■
2							0	0	☐	☐
3							0	0	☐	☐

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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
314 S FIRST ST, COLDWATER

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
					TOTAL		18,400	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					

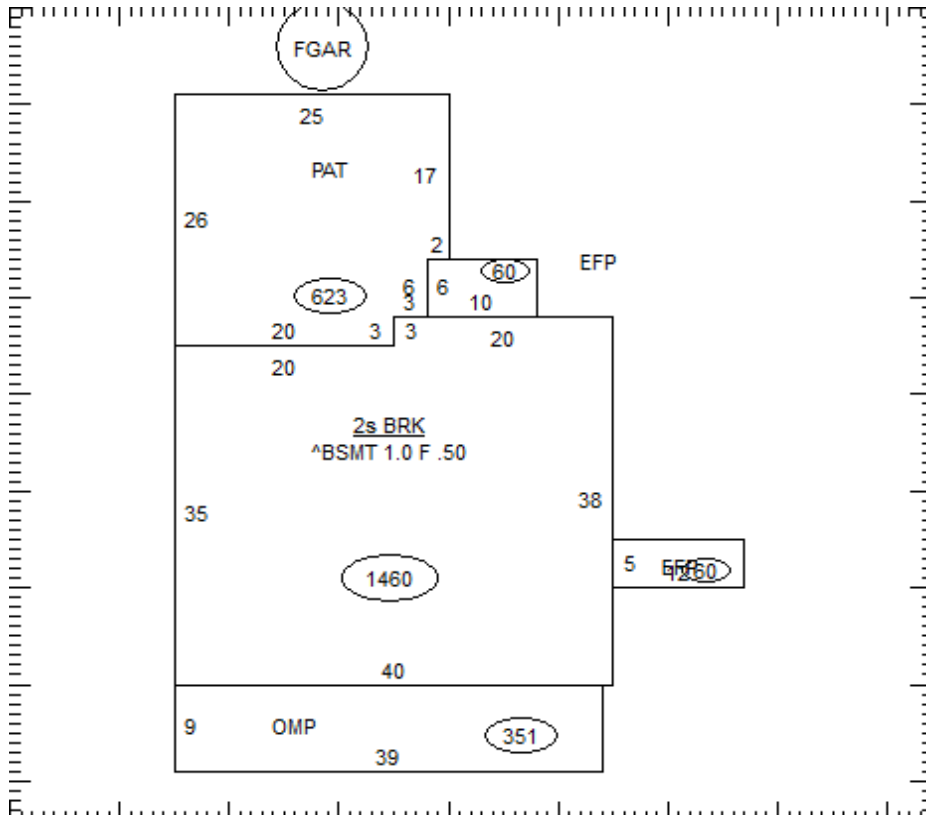
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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													

05-063500.0000

TOTAL 0

COMMENTS