05-065400.0000

CONNAUGHTON JOHN
CONNAUGHTON JOHN
422 E SOUTH ST
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-34-113-012

LEGAL INFORMATION
FETZERS 2ND ADD

LOT#: 276

Property Class: 510
Neighborhood
000503-TM50
Map: 14d1
Block:
Card: 73
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	CONNAUGHTON JOHN	422 E SOUTH ST	COLDWATER	OH	45828	08/14/2020	42,000	WDC : 566	☐	■
2	COLLETT JEFFREY S	422 SOUTH ST	COLDWATER	OH	45828	05/07/2003	48,000	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: NS DATE: 02/04/2005 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
422 E SOUTH ST, COLDWATER

COMMENT
TY2019:Net Gen=$893.08, Other Assessment=$0.00
DE11 COR SKETCH
TriDwell=108 TriOB=108 TriLand=108
(Mod ST:)115

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F50 D132	ST230 DP94 ADJ216		11,700 0
			TOTAL	11,700 0

VALUATION SUMMARY

VALUE YEAR		2020	2017	2014	2011	2009			
REASON FOR CHANGE		RAPP	RAPP	RAPP	RAPP	MISC			
APPRAISED VALUE	LAND	11,700	9,400	9,400	9,400	8,300			
	IMPR	63,900	60,600	42,700	42,700	47,300			
	TOTAL	75,600	70,000	52,100	52,100	55,600			
ASSESSED VALUE	LAND	4,100	3,290	3,290	3,290	2,910			
	IMPR	22,370	21,210	14,950	14,950	16,560			
	TOTAL	26,470	24,500	18,240	18,240	19,470			

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	☐	☐	☐	☐	☐

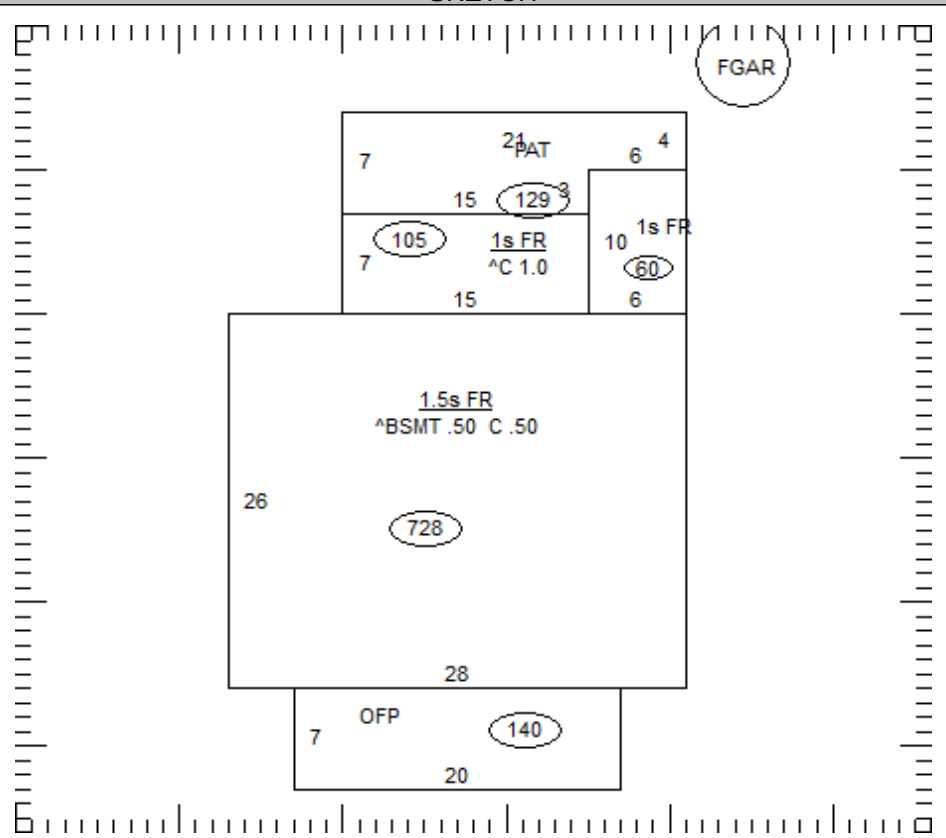
ACCOMMODATIONS					
# OF ROOMS			2		
BEDROOMS			2		
FIREPLACES					

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
1	893	FR	91,990
.5	364	FR	24,610
BSMT	364		4,730
SUBTOTAL			121,330
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	364 S.F.		-910
AIR COND	0 S.F.		0
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			2,400
SUBTOTAL			0
GRADE FACTOR			83 %
UNADJUSTED VALUE			110,100
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,257	D+		1915		A	110,100	50	55,050		63,300
1 Gar - Frame		14x22	308	D	12.64	1965		A	4,200	85	630		600
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		63,900

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COMMENTS

Dwelling has an Economic Factor of 115%