Business Name: COUNTY ANIMAL CLINIC
Property Address: 800 N SEVENTH ST, COLDWATER DTE Code: 710

05-192300.000A

BUTLER TWP-COLDWATER CORP
COLDWATER SD
08-27-326-005

LEGAL INFORMATION

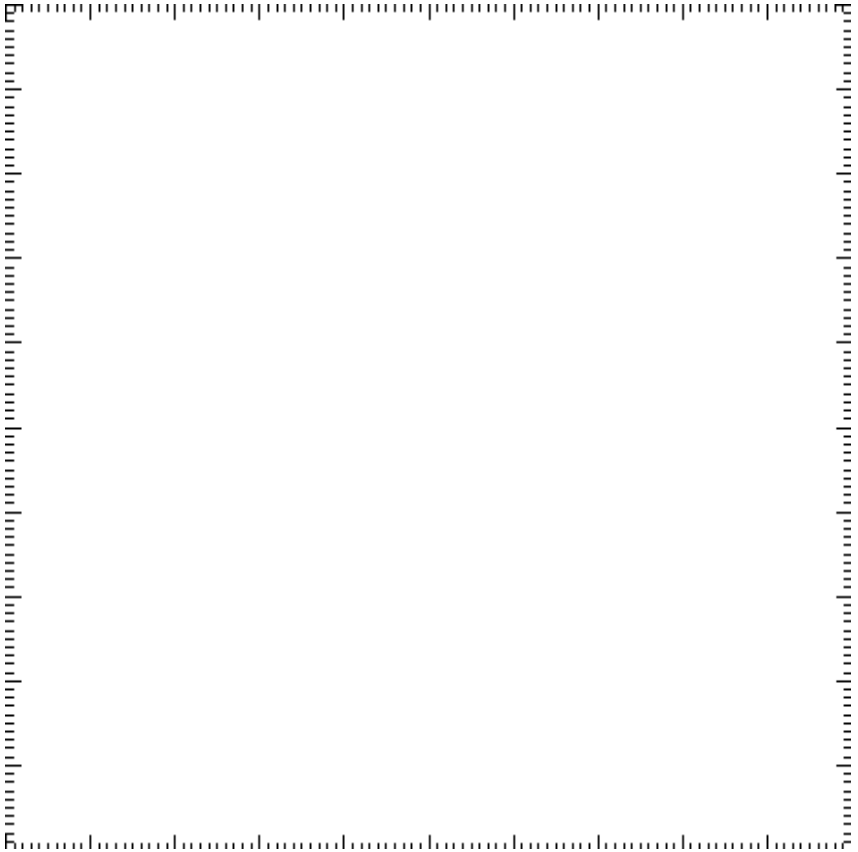
H S & S SUBDIVISION
RE-PLATTED 6/10
LOT#: 1662

Acres:1.2300 M:0.0000

FWR LLC
FWR LLC
6143 GAUSE RD
CELINA, OH 45822

Neighborhood CVIL70-70
Map:
Block:
Card:
Bk: Pg:

COMMENT
(CRA)True
TY2020:Net Gen=$0.00, Other Assessment=$0.00
DE18 ADD UTIL BLDG W/PATIO
DE19 DATA CORR; RMV MSNRY TRM VALUE



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister: JL	06/13/18
02/17/2021	310,000	WDC : 120	422	■	Pricer:	
01/25/2021	0	QCE : X : 0	422	☐	Reviewer:	
06/06/2003	35,000	: A : 0	400	☐	Final:	
				☐	Call Back:	
				☐	Visit:	

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
☐ PAVED	☐ LEVEL	☐ WATER ☐	☐ AG-RES
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	■ COMMERCIAL
☐ DIRT	☐ LOW	☐ GAS ☐	☐ INDUSTRIAL
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	
☐ CURBS	☐ STANDARD	■ STANDARD	

VALUATION SUMMARY					
VALUE YEAR		2020	2020	* 2017	* 2014
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP
ESTIMATED	LAND	0	0	0	0
MARKET VALUE	IMPR	0	0	280,700	280,700
	TOTAL	0	0	280,700	280,700
ASSESSED	LAND	0	0	0	0
VALUE	IMPR	0	0	98,250	98,250
	TOTAL	0	0	98,250	98,250

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C	
Totals:							0	0	0

		EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
		STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
CLASS/QUALITY RANK		BRICK		SHED/FLAT		CASEMENT				CRAWL		STEEL	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK		CON DECK		DBLH				PILE/COL		REINF CONC	
B) R.C. FRAME	2. FAIR	WD/MTL		MTL DECK		SLIDE BY				REINFOR		CB/MASON	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL		WD DECK		**CANOPY**				STEEL		FRAME	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL		METAL		LIGHTED		STEEL INS		BRICK		POLE	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL		ASPH		SOFFITS		WOOD		STONE		TILT UP	
TOTAL AREA	**PERIMETER**	PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH	
# STORIES	**STORY HT**	STUCCO		BUILT UP		**FACADE**		GLASS		FRAME		STANDARD	
AGE	**SPRINKLER**	INSULATED		INSULATED				STANDARD		STANDARD			

H.V.A.C.				FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
Electric	☐	Electric Wall	☐	CONCRETE						MASONRY						UNFINISHED					
Forced Air Unit	☐	Hot Water	☐	WOOD						WD STUD						FINISH OPEN					
Hot Water, Rad	☐	Space/ Wall Furnace	☐	TILE A Q V T						MTL STUD						FINISH DIV					
Steam	☐	Warm & Cld Air	☐	CARPET						**CEILINGS**	**B**	**1**	**2**	**3**	**U**	PANEL					
Ventilation	☐	Heat Pump	☐	ASPHALT						ACCUT/PANEL						PLASTER / DW					
Package Unit	☐	Ind TW Heat Pump	☐	GRAVEL						PLASTER/DW						BLOCK					
Hot & Cld Water	☐	Evaporated Cool	☐	DIRT						SUSP/OPEN						GLAZED TILE					
Floor Furnace	☐	Co-Ray-Vac	☐	STANDARD						STANDARD						STANDARD					
Complete HVAC	☐	No Heat	☐	**PLUMBING**						**LIGHTING**											
Refrig. Cooling	☐	Standard	☐	NO PLUMBING	☐	EXTRA FIXTURES	☐	FLUORESCENT	☐	METAL HALIDE	☐										
				2 FIXTURE BATH	☐	STANDARD	☐	SODIUM VAP	☐	STANDARD	☐										
YARD ITEMS				3 FIXTURE BATH	☐		☐	MERCURY VAP	☐		☐										

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL	0
TOTAL IMPR	0

COMMENTS

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Map:	
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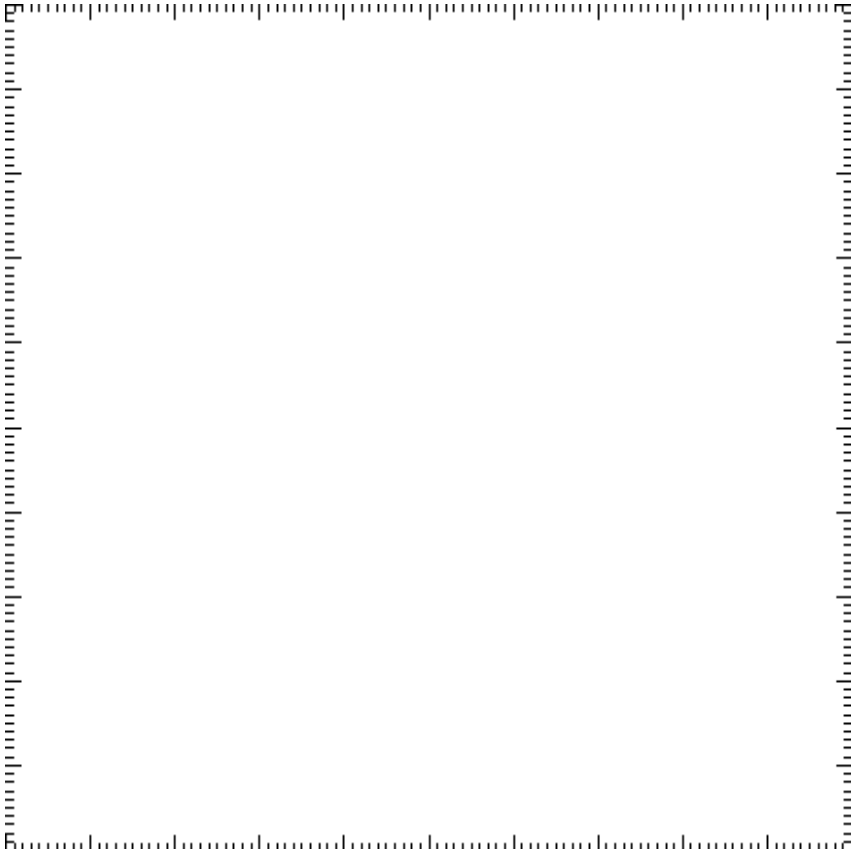
COMMENT



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☐ CURBS	☐ STANDARD	■ STANDARD	

VALUATION SUMMARY					
VALUE YEAR		* 2011			
REASON FOR CHANGE		RAPP			
ESTIMATED MARKET VALUE	LAND	0			
	IMPR	280,700			
	TOTAL	280,700			
ASSESSED VALUE	LAND	0			
	IMPR	98,250			
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LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C	
Totals:							0	0	0

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AGE	**SPRINKLER**	INSULATED		INSULATED				STANDARD		STANDARD			

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Floor Furnace	☐	Co-Ray-Vac	☐	STANDARD						STANDARD						STANDARD					
Complete HVAC	☐	No Heat	☐	**PLUMBING**						**LIGHTING**											
Refrig. Cooling	☐	Standard	☐	NO PLUMBING	☐	EXTRA FIXTURES	☐	FLUORESCENT	☐	METAL HALIDE	☐										
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AMENITY TOTAL	0
TOTAL IMPR	0

COMMENTS