

BUTLER TWP / COLDWATER SD

08-20-300-018

Property Class: 510

Neighborhood

009035-R150

Map: 08

Block:

Card: 13

Bk: Pg:

03-010900.0200

PFEIFER KALEIOKALANI M & LYDIA

PFEIFER KALEIOKALANI M & LYDIA

5192 GAUSE RD

COLDWATER, OH 45828

LEGAL INFORMATION

PT NW SW

RTS: 002-06-20

Acres:4.9999

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|--------------------------|---------------|-----------|-------|-------|------------|---------|-------------|--------------------------|-------------------------------------|
| 1 | PFEIFER KALEIOKALANI M & | 5192 GAUSE RD | COLDWATER | OH | 45828 | 08/06/2021 | 600,000 | WDC : 643 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | FRONING BRUCE A & | 5192 GAUSE RD | COLDWATER | OH | 45828 | 04/15/2016 | 290,000 | SUC : 245 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | NOW JASON Q | 5192 GAUSE RD | COLDWATER | OH | 45828 | 11/10/2015 | 0 | QCE : X : 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: JK DATE: 02/21/2017 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE Minor Sub

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 5192 GAUSE RD
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$4,882.92, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$3.42
 CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE22 RMV OWN OCC - DID NOT RETURN APP

LAND COMPUTATIONS

| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
|---------------------|-----------|-------|------|---|-----|--------|--------|---|
| HS:Home Site | AC:1 | 32050 | | | | 32,100 | 0 | |
| SM:Small Acreage | AC:3.9999 | 7900 | | | | 31,600 | 0 | |
| Total Acres: 4.9999 | | | | | | TOTAL | 63,700 | 0 |

DE17 NOH/GAR NOW SLAB- USED FOR DRIVEWAY
 DE17 DESKTOP RWV CHG: COR BAL TO OFP/OFP, OFP TO OMP, ADJ PAT
 DE16NOH/RMV COOP, GAR SLAB ONLY
 DE15 ADD GAR/ONLY 10% COMPL
 DE14 NOH- NO CHG-24 X 24 DET GARAGE (Foundation there 7/2013)
 DE13 MAJOR REMODEL EST START DATE 2011/COMPL 2012. As of 07/15/2013, still minor updates to be completed. Interior info confirmed. May require interior inspection.

VALUATION SUMMARY

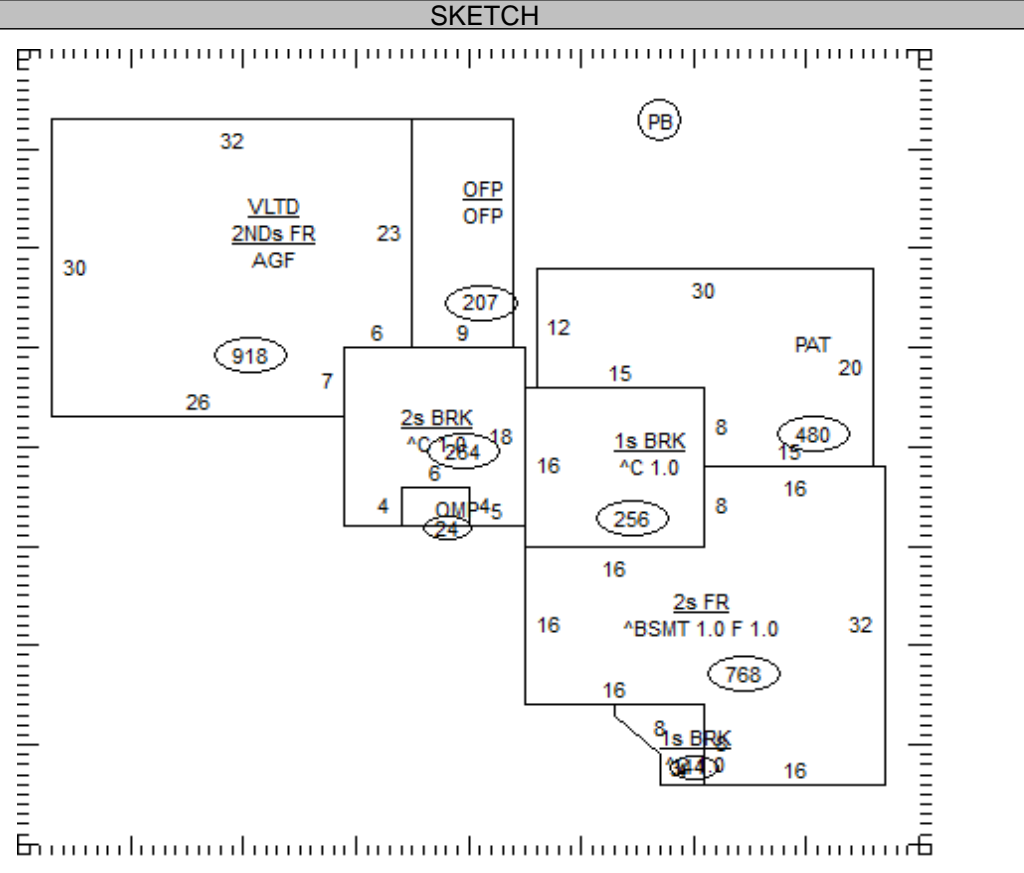
| VALUE YEAR | 2023 | 2020 | 2017 | 2017 | | | | |
|-------------------|---------------|---------|---------|---------|--|--|--|--|
| REASON FOR CHANGE | RAPP | RAPP | RAPP | MISC | | | | |
| APPRAISED VALUE | LAND 63,700 | 45,100 | 42,100 | 46,700 | | | | |
| | IMPR 466,700 | 325,500 | 275,000 | 249,200 | | | | |
| | TOTAL 530,400 | 370,600 | 317,100 | 295,900 | | | | |
| ASSESSED VALUE | LAND 22,300 | 15,790 | 14,740 | 16,350 | | | | |
| | IMPR 163,350 | 113,930 | 96,250 | 87,220 | | | | |
| | TOTAL 185,650 | 129,720 | 110,990 | 103,570 | | | | |

| OCCUPANCY | EXTERIOR | FLOOR | AREA | CONST | VALUE |
|--|--|-------|------|-------|---------|
| <input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input type="checkbox"/> WOOD | 1 | 564 | BRK | 86,280 |
| <input type="checkbox"/> CONVERSION | <input type="checkbox"/> STUCCO | 1 | 768 | FR | 109,790 |
| BUILDING TYPE | <input checked="" type="checkbox"/> ALM/VYNL | 2ND | 264 | BRK | 19,390 |
| <input type="checkbox"/> MOBILE HOME | <input type="checkbox"/> CONC BLK | 2ND | 1686 | FR | 115,710 |
| <input type="checkbox"/> BI/TR LEVEL | <input type="checkbox"/> METAL | | | | |
| <input type="checkbox"/> MOD/MAN | <input checked="" type="checkbox"/> BRICK | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> STONE | | | | |

| ROOFING | ROOF TYPE |
|--|---|
| <input type="checkbox"/> METAL | <input checked="" type="checkbox"/> GABLE |
| <input type="checkbox"/> SLT/TLE | <input type="checkbox"/> HIP |
| <input checked="" type="checkbox"/> SHINGLES | <input type="checkbox"/> GAMBREL |
| <input type="checkbox"/> SHAKES | <input type="checkbox"/> MANSARD |
| <input type="checkbox"/> COMPOSITE | <input type="checkbox"/> FLAT |

| FLOORS | B | 1 | 2 | 3 | U |
|----------------|-------------------------------------|--|-------------------------------------|-------------------------------------|-------------------------------------|
| CONCRETE | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WOOD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TILE/COMPO | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| CARPET | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| INT. FINISH | B | 1 | 2 | 3 | U |
| PLASTER/DW | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| PANELING | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| UNFINISHED | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ACCOMMODATIONS | # OF ROOMS | 3 | 4 | 3 | |
| BEDROOMS | | | 1 | 3 | |
| FIREPLACES | | 1 | | | |
| HEAT & AC | B | 1 | 2 | 3 | U |
| NO HEAT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL HEAT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HW/STEAM | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ELECTRIC | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HEAT PUMP | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FLR/WALL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| STVE/SPCE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GEO THERMAL | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| OUTSIDE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL A/C | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| PLUMBING | | BASE <input checked="" type="checkbox"/> | | | |
| X FULL BATH | 1 | | | 1 | |
| X HALF BATH | | 1 | | | |
| X FIXTURES | 1 | | | 1 | |

| | | | |
|-------------------------|------------|--|---------|
| BSMT | 768 | | 10,980 |
| SUBTOTAL | | | 342,150 |
| MULTI-FAMILY # | 0 | | 0 |
| BUILDING TYPE | 100% | | 0 |
| BSMT FINISH | 768 S.F. | | 10,980 |
| FIREPLACE # | 1 | | 4,400 |
| HEATING | 0 S.F. | | 0 |
| AIR COND | 4,050 S.F. | | 6,690 |
| PLUMBING # | 10 | | 12,100 |
| GARAGES & CARPORTS | | | 22,700 |
| EXTRA FEATURES | | | 29,700 |
| SUBTOTAL | | | 428,720 |
| GRADE FACTOR | | | 120 % |
| UNADJUSTED VALUE | | | 514,460 |
| FACTOR | | | 100 % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-------------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING | 2 | SK | 3,282 | B | | 1930 | 2012 | G | 514,460 | 19 | 416,710 | UF7 | 465,000 |
| 1 Pole Bldg | 12 | 20x40 | 800 | C | 14.32 | 1970 | | A | 11,460 | 85 | 1,720 | | 1,700 |
| 2 | | | | | | | | | | | | | |
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| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

03-010900.0200 TOTAL 466,700

COMMENTS

ex fixtures- kitchen in basement, double sinks
Dwelling has an Economic Factor of 120%

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Neighborhood

009035-R150

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PFEIFER KALEIOKALANI M & LYDIA

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COLDWATER, OH 45828

LEGAL INFORMATION

PT NW SW

RTS: 002-06-20

Acres:4.9999

| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|------------------|---------------|-----------|-------|-------|------------|--------|------------|--------------------------|--------------------------|
| 1 | NOW JASON & GINA | 5192 GAUSE RD | COLDWATER | OH | 45828 | 09/25/2003 | 0 | : X : 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | | | | | | | 0 | 0 | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | | | | | | | 0 | 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: JK DATE: 02/21/2017 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE Minor Sub

| STREET/ROAD | TOPOGRAPHY | PU-UTILITIES-PR | NEIGHBORHOOD | INFLUENCE FACTORS | PROPERTY LOCATION |
|---|---|---|---|--|--|
| <input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS | <input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD | <input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD | <input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU |
| | | | | | 5192 GAUSE RD |
| COMMENT | | | | | |

| LAND COMPUTATIONS | | | | | | | | |
|---------------------|------|---|------|---|-----|-------|--------|---|
| LAND TYPE | SIZE | M | RATE | C | INF | M | VALUE | C |
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| | | | | | | | | |
| Total Acres: 4.9999 | | | | | | TOTAL | 63,700 | 0 |

VALUATION SUMMARY

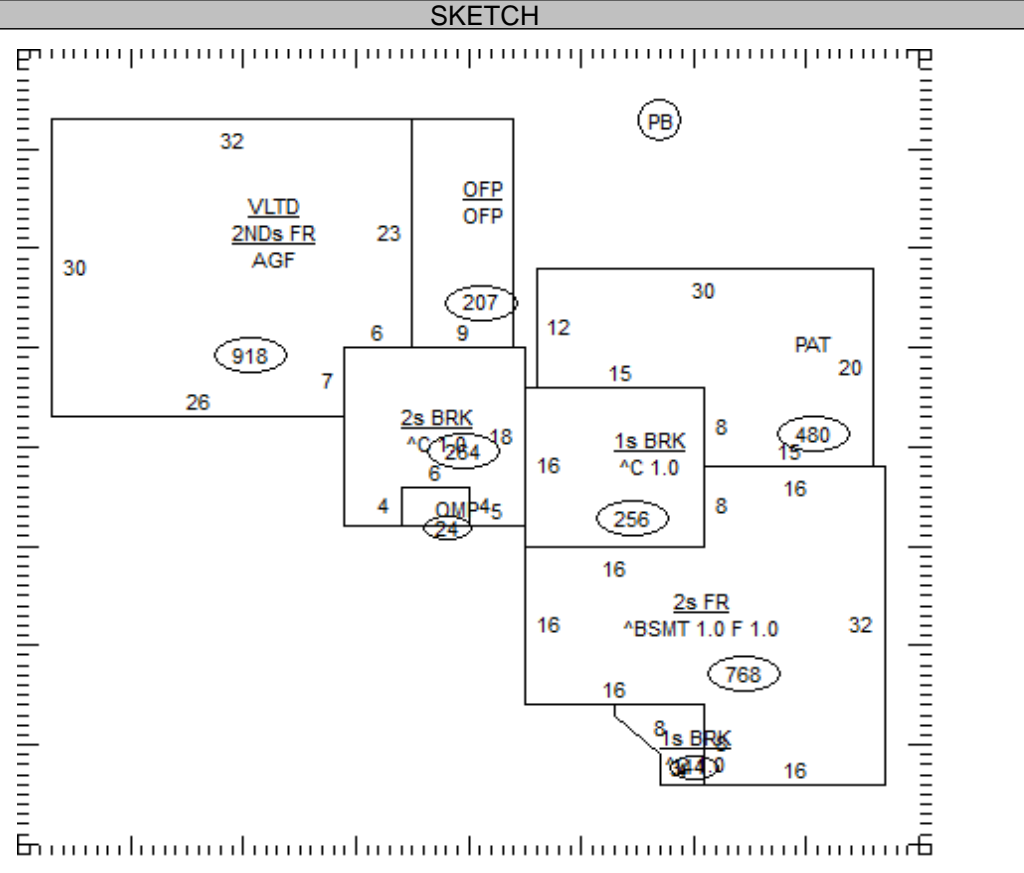
| VALUE YEAR | | | | | | | | |
|-------------------|--------------|--|--|--|--|--|--|--|
| REASON FOR CHANGE | | | | | | | | |
| APPRaised | <u>LAND</u> | | | | | | | |
| VALUE | <u>IMPR</u> | | | | | | | |
| | <u>TOTAL</u> | | | | | | | |
| ASSESSED | <u>LAND</u> | | | | | | | |
| VALUE | <u>IMPR</u> | | | | | | | |
| | <u>TOTAL</u> | | | | | | | |

| OCCUPANCY | EXTERIOR | FLOOR | AREA | CONST | VALUE |
|---|-----------------------------------|-------|------|-------|-------|
| <input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input type="checkbox"/> WOOD | | | | |
| <input type="checkbox"/> CONVERSION | <input type="checkbox"/> STUCCO | | | | |
| BUILDING TYPE | <input type="checkbox"/> ALM/VYNL | | | | |
| <input type="checkbox"/> MOBILE HOME | <input type="checkbox"/> CONC BLK | | | | |
| <input type="checkbox"/> BI/TR LEVEL | <input type="checkbox"/> METAL | | | | |
| <input type="checkbox"/> MOD/MAN | <input type="checkbox"/> BRICK | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> STONE | | | | |

| ROOFING | ROOF TYPE |
|------------------------------------|----------------------------------|
| <input type="checkbox"/> METAL | <input type="checkbox"/> GABLE |
| <input type="checkbox"/> SLT/TLE | <input type="checkbox"/> HIP |
| <input type="checkbox"/> SHINGLES | <input type="checkbox"/> GAMBREL |
| <input type="checkbox"/> SHAKES | <input type="checkbox"/> MANSARD |
| <input type="checkbox"/> COMPOSITE | <input type="checkbox"/> FLAT |

| FLOORS | B | 1 | 2 | 3 | U |
|----------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------|
| CONCRETE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WOOD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TILE/COMPO | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CARPET | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| INT. FINISH | B | 1 | 2 | 3 | U |
| PLASTER/DW | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PANELING | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| UNFINISHED | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ACCOMMODATIONS | | | | | |
| # OF ROOMS | | | | | |
| BEDROOMS | | | | | |
| FIREPLACES | | | | | |
| HEAT & AC | B | 1 | 2 | 3 | U |
| NO HEAT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL HEAT | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HW/STEAM | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ELECTRIC | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| HEAT PUMP | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| FLR/WALL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| STVE/SPCE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GEO THERMAL | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| OUTSIDE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CTRL A/C | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PLUMBING | | | | | BASE <input type="checkbox"/> |
| X FULL BATH | | | | | |
| X HALF BATH | | | | | |
| X FIXTURES | | | | | |

| | | |
|-------------------------|--------|---|
| 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 | | % |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|------|-------|-------|-----|------|-----|-----------|------|----------|------|----------|
| DWELLING | | SK | | | | | | | | | | | |
| 1 | | | | | | | | | | | | | |
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03-010900.0200

TOTAL 0

COMMENTS