03-064200.0000

BUTLER TWP / COLDWATER SD

11-08-200-012

Property Class: 510

Neighborhood 009035-R150

Map: 24A
Block:
Card: 05

Bk: Pg:

WATERCUTTER SETH D & HEATHER J
WATERCUTTER SETH D & HEATHER J
3896 PHILOTHEA RD
COLDWATER, OH 45828

LEGAL INFORMATION
PT NW NE NE

RTS: 002-07-08
Acres:1.0100

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	WATERCUTTER SETH D &	3896 PHILOTHEA RD	COLDWATER	OH	45828	08/26/2022	310,000	WDC : 594	☐	■
2	SUDHOFF KENTON & BRAUN	3896 PHILOTHEA RD	COLDWATER	OH	45828	07/22/2013	193,000	WDC : 471	☐	■
3	DOENGES GREGORY J	3859 PHILOTHEA RD	COLDWATER	OH	45828	09/07/2012	78,800	WDC : A : 535	☐	☐

X: ☐ TTO LISTER: JK DATE: 02/24/2014 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
3896 PHILOTHEA RD, COLDWATER

COMMENT
TY2022:Net Gen=$2,526.92, Other Assessment=$63.44
DE14 NOH; RMV INC
DE13 TTO; RMV SHED, CNPY, CORR PATIO, ADD ADDTN
DE17 DESKTOP RVW CHG: UPDATE SHED
MSMSNTS

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:0.01	8500		100 0
Total Acres: 1.0100			TOTAL	32,200 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017	2017				
REASON FOR CHANGE		RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	LAND	32,200	17,800	16,600	17,400				
	IMPR	237,000	174,000	144,100	118,000				
	TOTAL	269,200	191,800	160,700	135,400				
ASSESSED VALUE	LAND	11,270	6,230	5,810	6,090				
	IMPR	82,950	60,900	50,440	41,300				
	TOTAL	94,220	67,130	56,250	47,390				

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	☐	☐	☐	☐	☐

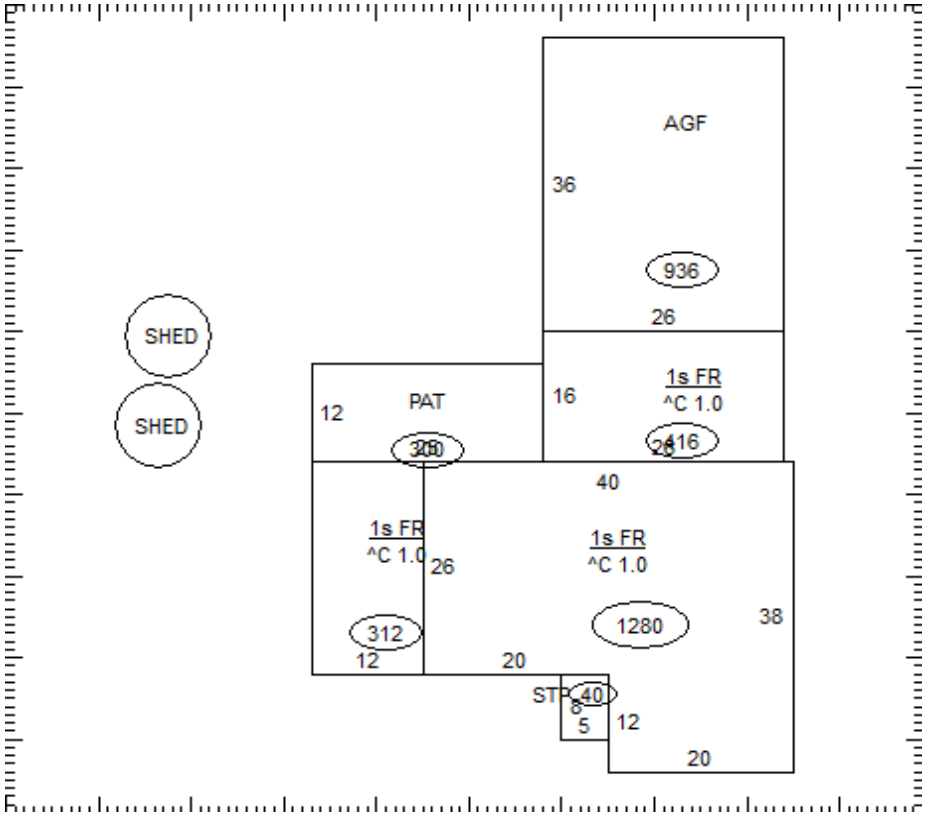
ACCOMMODATIONS					
# OF ROOMS		7			
BEDROOMS		3			
FIREPLACES					

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		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	2008	FR	234,590
SUBTOTAL			234,590
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,008 S.F.		3,310
PLUMBING #	3		3,630
GARAGES & CARPORTS			23,100
EXTRA FEATURES			1,600
SUBTOTAL			266,230
GRADE FACTOR			100 %
UNADJUSTED VALUE			266,230
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,008	C		1960	2012	A	266,230	26	197,010		236,400
1 Shed	8	14x20	280	C	7.70	1961		A	2,160	90	220		200
2 Shed	8	12x16	192	C	9.90	1973		A	1,900	80	380		400
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 237,000

COMMENTS

Dwelling has an Economic Factor of 120%

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BUTLER TWP / COLDWATER SD

11-08-200-012

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Neighborhood 009035-R150

Map: 24A
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PT NW NE NE

RTS: 002-07-08
Acres:1.0100

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BRUNS MICHAEL D	3896 PHILOTHEA RD	COLDWATER	OH	45828	02/02/2009	34,300	WDC : F : 65	☐	☐
2	BRUNS PAUL H & BRUNS	3896 PHILOTHEA RD	COLDWATER	OH	45828	05/17/2005	0	QCE : X : 0	☐	☐
3	BRUNS PAUL H & RITA B	3896 PHILOTHEA RD	COLDWATER	OH	45828		0	: 0	☐	☐

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☐ 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
3896 PHILOTHEA RD, COLDWATER

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 1.0100					TOTAL		32,200	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
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☐ 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					

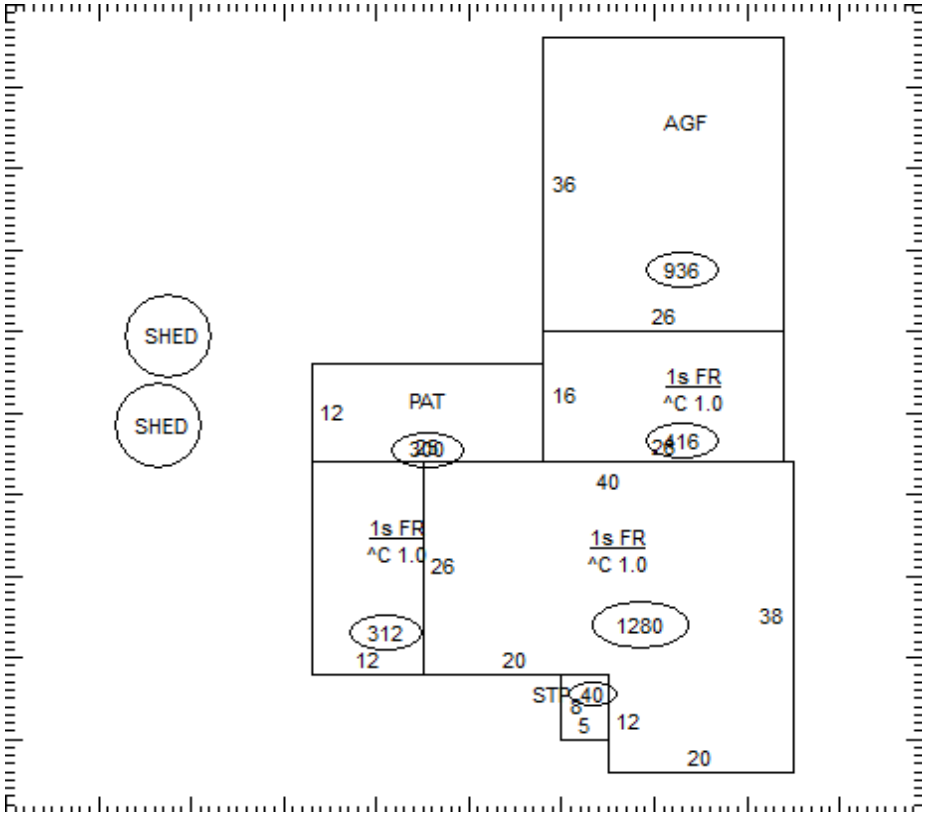
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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													

03-064200.0000

TOTAL 0

COMMENTS