



\*05-000300.0100\*

BUTLER TWP-COLDWATER CORP  
COLDWATER SD  
08-27-101-009

**LEGAL INFORMATION**

SANNING INDUSTRIAL PARK  
SUBDIVISION ALSO LOT 1523  
LOT#: 1521  
SELHORST TERRY H & KATHRYN A TRUSTEES  
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3212 SLAVIK RD  
COLDWATER, OH 45828

Acres:4.0490

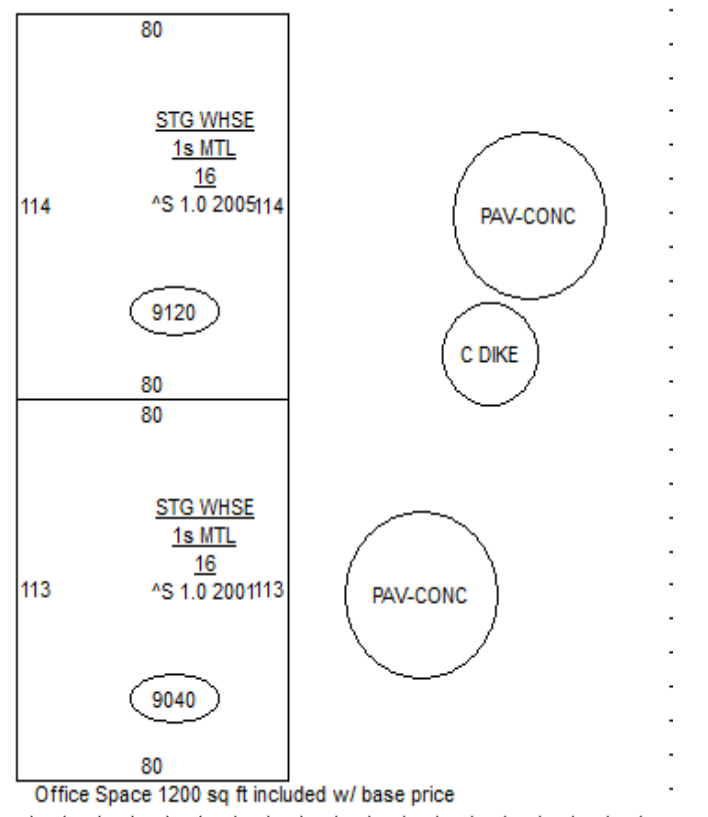
Neighborhood CVIL05
Map: Block: Card:
Bk: Pg:

COMMENT  
Tax Incentive Exempt Parcel: 05-000300.010A (TY2022 L=0; B=123,860; T=123,860)  
TY2022:Net Gen=\$5,978.30, Other Assessment=\$0.00  
DE18 TTO; NO CHANGE. NO PLANS TO BUILD  
DE18 ABMNT EXPIRED  
DE23 ADJ LAND; DESKTOP RVW

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/02/23
04/28/2014	0		WDC : 0	480	<input type="checkbox"/> Pricer:	
04/28/2014	0		QCE : X : 0	480	<input type="checkbox"/> Reviewer:	
09/28/2007	0		: 0	499	<input type="checkbox"/> Final:	
09/07/2000	0		: X : 0	499	<input type="checkbox"/> Call Back:	
					<input type="checkbox"/> Visit:	

VALUATION SUMMARY				
VALUE YEAR	2023	2020	2018	2017
REASON FOR CHANGE	RAPP	RAPP	NC	RAPP
ESTIMATED	57,750	54,740	54,740	54,740
MARKET VALUE	356,240	240,740	243,520	117,970
	TOTAL	413,990	298,260	172,710
ASSESSED	20,210	19,160	19,160	19,160
VALUE	124,680	84,260	85,230	41,290
	TOTAL	144,890	104,390	60,450

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:2		27,500				35,760	0
2:Secondary	A:2.049		16,500				21,990	0
Totals:	Total Acres 4.0490						57,750	0



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

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	

		EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A	
		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>	
<b>CLASS/QUALITY RANK</b>		BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>	
B) R.C. FRAME	2. FAIR	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	<b>CANOPY</b>	A			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>	
<b>TOTAL AREA</b>	<b>PERIMETER</b>	0	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
<b># STORIES</b>	<b>STORY HT</b>	16	STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	<b>FACADE</b>	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
<b>AGE</b>	<b>SPRINKLER</b>		INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>		

<b>H.V.A.C.</b>		<b>FLOORS</b>					<b>PARTITIONS</b>					<b>INTERIOR FINISH</b>										
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE	<input type="checkbox"/>	B	1	2	3	U	MASONRY	<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"/>
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>CEILINGS</b>	B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>						STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				

Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	<b>PLUMBING</b>					A	<b>LIGHTING</b>					A												
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING					<input type="checkbox"/>	EXTRA FIXTURES					<input type="checkbox"/>	FLUORESCENT					<input type="checkbox"/>	METAL HALIDE					<input type="checkbox"/>
				2 FIXTURE BATH						STANDARD					<input type="checkbox"/>	SODIUM VAP					<input type="checkbox"/>	STANDARD					<input type="checkbox"/>
				3 FIXTURE BATH											<input type="checkbox"/>	MERCURY VAP					<input type="checkbox"/>						<input type="checkbox"/>

ITEM		CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A	901.002:Paving: Concrete				1	4,419		2001		G	N	.00	0	0	0	0	0
B	900.013:Environmental Control Dike			16 X 16	1	256		2005		A	A	16.00	4,100	20	0	0	3,280
C	901.002:Paving: Concrete				1	5,895		2005		A	N	.00	0	0	0	0	0

ITEM		CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A	480.002:STG WHSE		16	113 X 80	1	9,040		2001		A	A	23.00	207,920	17	0	0	172,570
1	480.002:STG WHSE		16	114 X 80	1	9,120		2005		A	A	23.00	209,760	14	0	0	180,390

<b>AMENITY TOTAL</b>																0	
																<b>TOTAL IMPR</b>	356,240

**COMMENTS**