



\*05-000600.0000\*

BUTLER TWP-COLDWATER CORP  
COLDWATER SD  
08-27-176-002

**LEGAL INFORMATION**

PT SW NW Acres:8.7350  
RTS: 002-06-27  
**NM NVLX, L.P.**  
NM NVLX, L.P.  
1633 BROADWAY, 48TH FLOOR  
NEW YORK, NY 10019

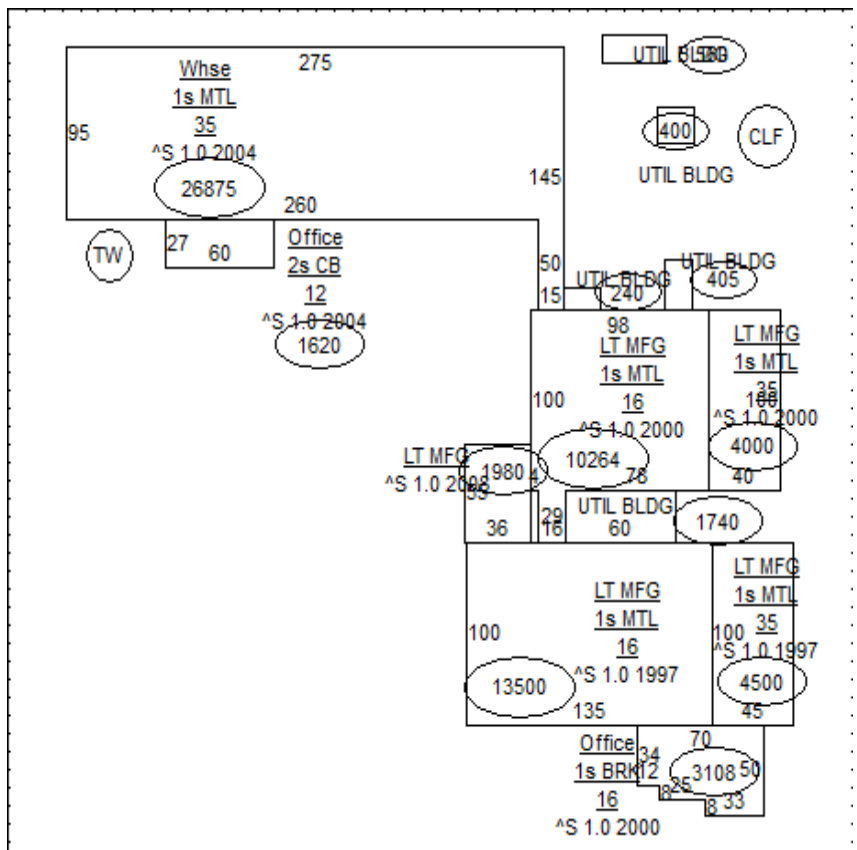
Neighborhood INDS01-INDS	
Map:	
Block:	
Card:	
Bk:	Pg:

**COMMENT**  
Tax Incentive Exempt Parcel: 05-000600.000A (TY2022 L=0; B=0; T=0)  
TY2022:Net Gen=\$34,088.72, Other Assessment=\$0.00  
DE17 ABMT EXP ON 2006 NC  
DE17 ADJ 2ND HALF TAXES FOR 2016 DUPL.  
DE23 ADD UTIL BLDGS, COR BLDG CODE; DESKTOP RVW

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:		02/01/23
02/16/2023	6,321,365		WDC : 79	<input checked="" type="checkbox"/>	Pricer:		
01/08/2008	3,000,000		WDC : A : 12	<input type="checkbox"/>	Reviewer:		
04/14/1997	0		: X : 0	<input type="checkbox"/>	Final:		
				<input type="checkbox"/>	Call Back:		
				<input type="checkbox"/>	Visit:		

VALUATION SUMMARY				
VALUE YEAR	2023	2023	2020	2017
REASON FOR CHANGE	RAPP	MISC	RAPP	NC
ESTIMATED	34,420	58,960	58,960	58,960
MARKET VALUE	1,491,430	1,639,690	1,625,900	1,672,820
	<b>TOTAL</b>	<b>1,525,850</b>	<b>1,684,860</b>	<b>1,731,780</b>
ASSESSED	12,050	20,640	20,640	20,640
VALUE	522,000	573,890	569,070	585,490
	<b>TOTAL</b>	<b>534,050</b>	<b>589,710</b>	<b>606,130</b>

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:8.735		15,750				34,420	0
Totals:	Total Acres 8.7350						34,420	0



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input checked="" 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 type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input checked="" 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 checked="" type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input checked="" type="checkbox"/>	PRE ENG	<input checked="" type="checkbox"/>	
<b>CLASS/QUALITY RANK</b>		BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input checked="" type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input checked="" 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 checked="" type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
<b>AGE</b>	<b>SPRINKLER</b>		INSULATED	<input checked="" type="checkbox"/>	INSULATED	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	No Heat	<input type="checkbox"/>	<b>PLUMBING</b>					<b>A LIGHTING</b>				
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING					EXTRA FIXTURES				
				2 FIXTURE BATH					STANDARD				
				3 FIXTURE BATH					FLUORESCENT				
									SODIUM VAP				
									MERCURY VAP				
									METAL HALIDE				
									STANDARD				

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 499.077:Utility Bldg: Steel Pre En	S	12	12 X 20	1	240		2004		A	A	25.00	6,000	14	0	0	5,160
B 499.077:Utility Bldg: Steel Pre En	S	17	20 X 20	1	400		2004		A	A	25.00	10,000	14	0	0	8,600
C 900.002:Truck Well (s/f) Avg.			53 X 66	1	3,498				A	N	.00	0	0	0	0	0
D 901.030:Fence: Chainlink Mtl				1		1400				N	.00	0	0	0	0	0
E 499.077:Utility Bldg: Steel Pre En		16	29 X 60	1	1,740		2006		A	A	15.00	26,100	13	0	0	22,710
F 499.076:Utility Bldg: concrete blo			16 X 35	1	560		2006		A	A	25.00	14,000	13	0	0	12,180
G 499.077:Utility Bldg: pre-engineer			27 X 15	1	405		2014		A	A	15.00	6,080	8	0	0	5,590

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 340.000:Manufacturing Light: Masonry	S	16		1	3,108		2000		A	A	23.00	71,480	17	0	0	59,330
1 340.010:LT MFG	S	35	100 X 45	1	4,500		1997		A	A	27.60	124,200	20	0	0	99,360
2 340.010:LT MFG	S	16	100 X 135	1	13,500		1997		A	A	23.00	310,500	20	0	0	248,400
3 340.010:LT MFG	S	16		1	10,264		2000		A	A	23.00	236,070	17	0	0	195,940
4 340.010:LT MFG	S	35	100 X 40	1	4,000		2000		A	A	27.60	110,400	17	0	0	91,630
5 340.010:LT MFG	S	35		1	26,875		2004		A	A	27.60	741,750	14	0	0	637,910
6 340.000:LT MFG OFFICE	S	12	27 X 60	2	1,620		2004		A	A	23.00	74,520	14	0	0	64,090
7 340.010:LT MFG			55 X 36	1	1,980		2008		A	A	23.00	45,540	11	0	0	40,530

AMENITY TOTAL																0	
																TOTAL IMPR	1,491,430

**COMMENTS**

PAVING, TRUCK WELL AND FENCING ARE INCLUDED WITH PRICE OF INDUS. BLDG. COST AB17 RMV ABMNT ON 06' UTILITY BLDG



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COLDWATER SD  
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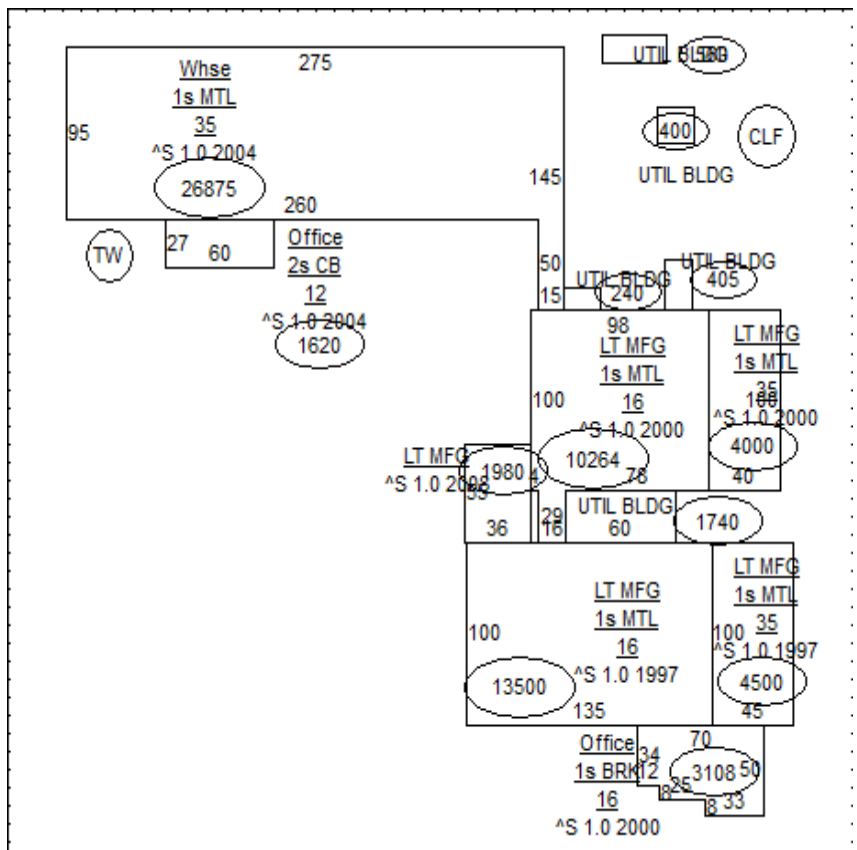
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NEW YORK, NY 10019

Neighborhood INDS01-INDS
Map: Block: Card:
Bk: Pg:

COMMENT

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:		02/01/23
02/16/2023	6,321,365		WDC : 79	<input checked="" type="checkbox"/>	Pricer:		
01/08/2008	3,000,000		WDC : A : 12	<input type="checkbox"/>	Reviewer:		
04/14/1997	0		: X : 0	<input type="checkbox"/>	Final:		
				<input type="checkbox"/>	Call Back:		
				<input type="checkbox"/>	Visit:		

VALUATION SUMMARY			
VALUE YEAR		2017	
REASON FOR CHANGE		MISC	
ESTIMATED MARKET VALUE	LAND	57,650	
	IMPR	1,582,250	
	TOTAL	1,639,900	
ASSESSED VALUE	LAND	20,180	
	IMPR	553,790	
	TOTAL	573,970	



STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input checked="" type="checkbox"/> PAVED	<input checked="" 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 type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input checked="" 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	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:	Total Acres 8.7350					34,420	0	34,420

CLASS/QUALITY RANK			EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING
			STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG
			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	<b>CANOPY</b>		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
<b>TOTAL AREA</b>	<b>PERIMETER</b>		PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH
<b># STORIES</b>	<b>STORY HT</b>		STUCCO	BUILT UP	<b>FACADE</b>	GLASS	FRAME	STANDARD
<b>AGE</b>	<b>SPRINKLER</b>		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	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>	CONCRETE					MASONRY						UNFINISHED					
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>	WOOD					WD STUD						FINISH OPEN					
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>	TILE A Q V T					MTL STUD						FINISH DIV					
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>	CARPET					<b>CEILING</b>	B	1	2	3	U	PANEL					
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	ASPHALT					ACCUT/PANEL						PLASTER / DW					
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>	GRAVEL					PLASTER/DW						BLOCK					
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>	DIRT					SUSP/OPEN						GLAZED TILE					
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>	STANDARD					STANDARD						STANDARD					

PLUMBING			LIGHTING																	
Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>	NO PLUMBING				EXTRA FIXTURES			FLUORESCENT				METAL HALIDE					
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	2 FIXTURE BATH				STANDARD			SODIUM VAP				STANDARD					
<b>YARD ITEMS</b>				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 1,491,430

COMMENTS