Business Name: MCDONALD'S
Property Address: 730 E MAIN ST DTE Code: 435

05-004600.0000

BUTLER TWP-COLDWATER CORP
COLDWATER SD
08-27-381-029

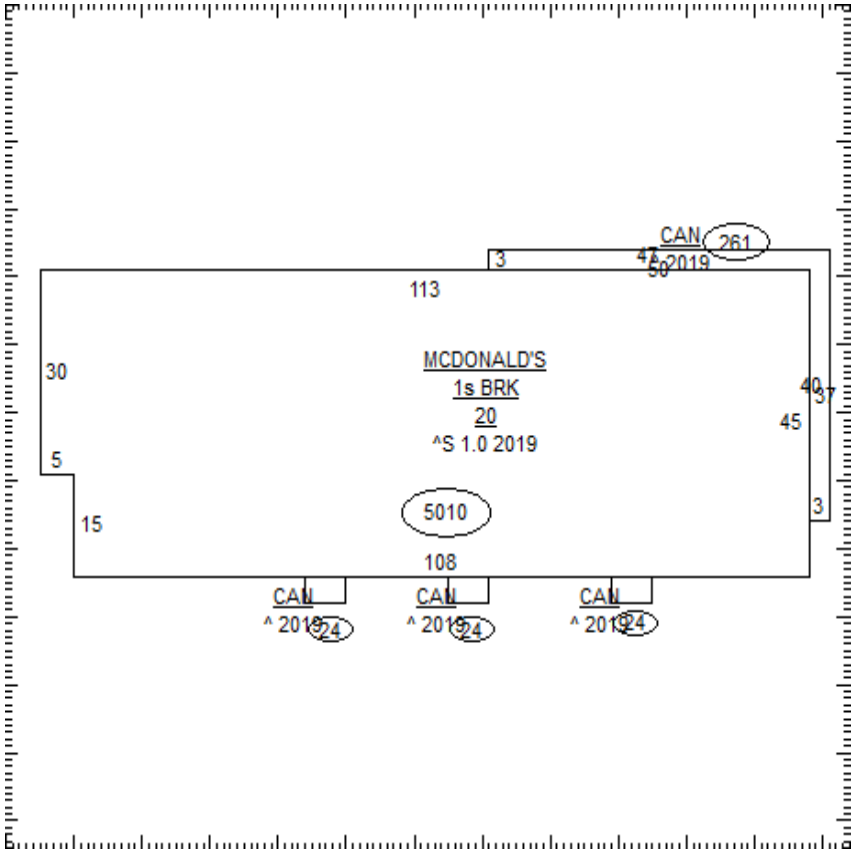
LEGAL INFORMATION

PT S SD SW
PT O L 67
RTS: 002-06-27
MCDONALD'S REAL ESTATE COMPANY
MCDONALD'S REAL ESTATE COMPANY
PO BOX 182571
COLUMBUS, OH 43218

Acres:1.4010

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

COMMENT
TY2022:Net Gen=$10,694.10, Other Assessment=$0.00
DE17 DESKTOP RVW CHGS: ADJ SK LABEL & PRICING
DE20 DEMO OLD; BUILD NEW MCDONALDS ($1,100,000)
DE23 CHG LAND TO PRIM, ADJ GRD; DESKTOP RVW



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/02/23
07/10/2019	350,000	WDC : 470	442	■	Pricer:	
08/07/2013	229,000	WDC : 524	444	■	Reviewer:	
04/05/2013	170,000	WDC : 183	444	■	Final:	
12/05/1997	295,000	: A : 0	444	☐	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		2023	2020	2020	2020
REASON FOR CHANGE		RAPP	RAPP	RCLS	NC
ESTIMATED MARKET VALUE	LAND	27,920	37,200	37,200	37,200
	IMPR	737,130	491,360	355,290	355,290
	TOTAL	765,050	528,560	392,490	392,490
ASSESSED VALUE	LAND	9,770	13,020	13,020	13,020
	IMPR	258,000	171,980	124,350	124,350
	TOTAL	267,770	185,000	137,370	137,370

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	
1:Primary	A:1.401	27,300		27,920 0	
Totals:	Total Acres 1.4010			27,920 0	27,920

CLASS/QUALITY RANK	
A) FP STRUCT. STEEL FRAME	1. BASIC
B) R.C. FRAME	2. FAIR
C) MASONRY BEARING WALLS	3. AVE
D) WD OR STEEL FR EX. WALLS	4. GOOD
S) METAL M) MILL P) POLE	5. EXCEL

TOTAL AREA		PERIMETER	0
# STORIES		STORY HT	20
AGE		SPRINKLER	

EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A
STONE	☐	GABLE/HIP	☐	STORE FRT	☐	OVERHEAD		SLAB	☐	PRE ENG	☐
BRICK	■	SHED/FLAT	☐	CASEMENT	☐			CRAWL	☐	STEEL	☐
CON BLK	☐	CON DECK	☐	DBLH	☐			PILE/COL	☐	REINF CONC	☐
WD/MTL	☐	MTL DECK	■	SLIDE BY	☐			REINFOR	☐	CB/MASON	☐
ENAM STL	☐	WD DECK	☐	**CANOPY**	A			STEEL	☐	FRAME	☐
ALUM/VYL	☐	METAL	☐	LIGHTED	☐	STEEL INS	☐	BRICK	☐	POLE	☐
CON PANEL	☐	ASPH	☐	SOFFITS	☐	WOOD	☐	STONE	☐	TILT UP	☐
PLATE GLS	☐	RUBBER	☐	C S W	☐	MTL	☐	CON BLK	☐	SANDWICH	☐
STUCCO	☐	BUILT UP	☐	**FACADE**	A	GLASS	☐	FRAME	☐	STANDARD	☐
INSULATED	☐	INSULATED	☐			STANDARD	☐	STANDARD	☐		

H.V.A.C.			
Electric	☐	Electric Wall	☐
Forced Air Unit	☐	Hot Water	☐
Hot Water, Rad	☐	Space/ Wall Furnace	☐
Steam	☐	Warm & Cld Air	☐
Ventilation	☐	Heat Pump	☐
Package Unit	☐	Ind TW Heat Pump	☐
Hot & Cld Water	☐	Evaporated Cool	☐
Floor Furnace	☐	Co-Ray-Vac	☐
Complete HVAC	☐	No Heat	☐
Refrig. Cooling	☐	Standard	■

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE A Q V T	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐
ASPHALT	☐	☐	☐	☐	☐
GRAVEL	☐	☐	☐	☐	☐
DIRT	☐	☐	☐	☐	☐
STANDARD	■				

PARTITIONS	B	1	2	3	U
MASONRY	☐	☐	☐	☐	☐
WD STUD	☐	■	☐	☐	☐
MTL STUD	☐	☐	☐	☐	☐
CEILINGS	**B**	**1**	**2**	**3**	**U**
ACCUT/PANEL	☐	☐	☐	☐	☐
PLASTER/DW	☐	■	☐	☐	☐
SUSP/OPEN	☐	☐	☐	☐	☐
STANDARD	■				

INTERIOR FINISH	B	1	2	3	U
UNFINISHED	☐	☐	☐	☐	☐
FINISH OPEN	☐	■	☐	☐	☐
FINISH DIV	☐	☐	☐	☐	☐
PANEL	☐	☐	☐	☐	☐
PLASTER / DW	☐	☐	☐	☐	☐
BLOCK	☐	☐	☐	☐	☐
GLAZED TILE	☐	☐	☐	☐	☐
STANDARD	☐				

PLUMBING	A		A
NO PLUMBING	☐	EXTRA FIXTURES	
2 FIXTURE BATH		STANDARD	■
3 FIXTURE BATH			

LIGHTING	A		A
FLUORESCENT	☐	METAL HALIDE	☐
SODIUM VAP	☐	STANDARD	■
MERCURY VAP	☐		

YARD ITEMS

	ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	$/UNIT	UNADJUSTED $	PHY	FC	EC	MARKET VALUE
A	435.005:Restaurant: Fast Food Franchis		20		1	5,010		2019		G	G	149.00	746,490	2	0	0	731,560
1	901.015:CAN			4 X 6	1	24		2019		A	A	18.00	430	7	0	0	400
2	901.015:CAN			4 X 6	1	24		2019		A	A	18.00	430	7	0	0	400
3	901.015:CAN			4 X 6	1	24		2019		A	A	18.00	430	7	0	0	400
4	901.015:CAN				1	261		2019		A	A	18.00	4,700	7	0	0	4,370
AMENITY TOTAL																	0
																TOTAL IMPR	737,130

COMMENTS

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BUTLER TWP-COLDWATER CORP
COLDWATER SD
08-27-381-029

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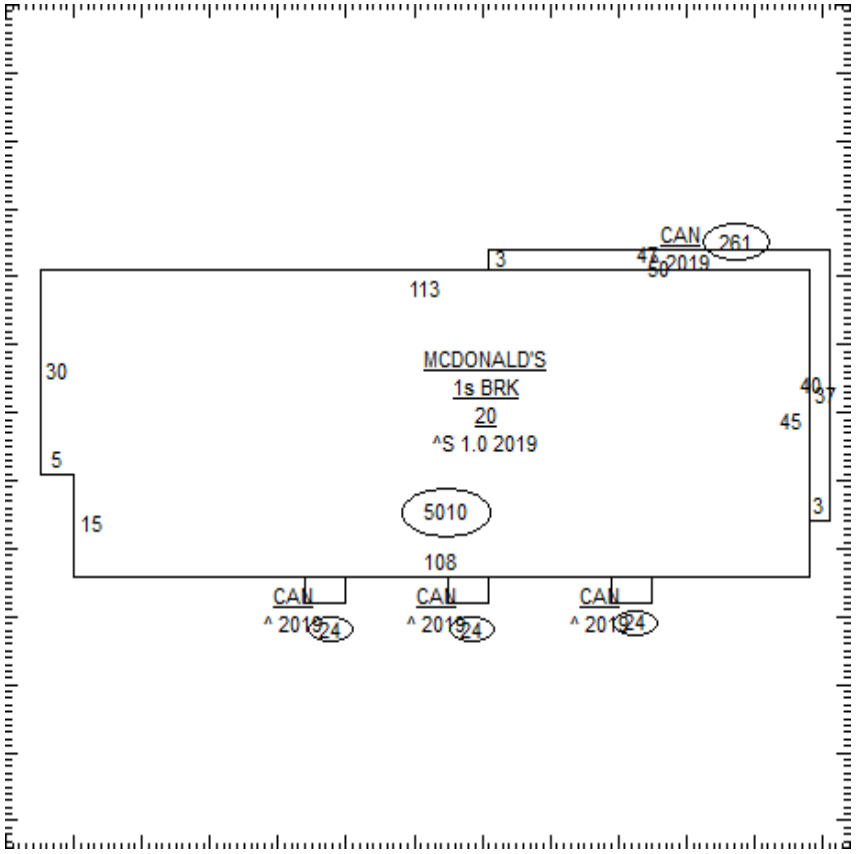
Acres:1.4010

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

COMMENT



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/02/23
12/05/1997	295,000	: A : 0	444	☐	Pricer:	
				☐	Reviewer:	
				☐	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		2017	2017		
REASON FOR CHANGE		RAPP	MISC		
ESTIMATED MARKET VALUE	LAND	37,200	37,200		
	IMPR	135,730	136,890		
	TOTAL	172,930	174,090		
ASSESSED VALUE	LAND	13,020	13,020		
	IMPR	47,510	47,910		
	TOTAL	60,530	60,930		

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 1.4010						27,920	0	27,920

CLASS/QUALITY RANK	
A) FP STRUCT. STEEL FRAME	1. BASIC
B) R.C. FRAME	2. FAIR
C) MASONRY BEARING WALLS	3. AVE
D) WD OR STEEL FR EX. WALLS	4. GOOD
S) METAL M) MILL P) POLE	5. EXCEL
TOTAL AREA	**PERIMETER**
# STORIES	**STORY HT**
AGE	**SPRINKLER**

EX WALL		ROOFING		WINDOW		DOORS		FOUNDATION		FRAMING	
STONE		GABLE/HIP		STORE FRT		OVERHEAD		SLAB		PRE ENG	
BRICK		SHED/FLAT		CASEMENT				CRAWL		STEEL	
CON BLK		CON DECK		DBLH				PILE/COL		REINF CONC	
WD/MTL		MTL DECK		SLIDE BY				REINFOR		CB/MASON	
ENAM STL		WD DECK		**CANOPY**				STEEL		FRAME	
ALUM/VYL		METAL		LIGHTED		STEEL INS		BRICK		POLE	
CON PANEL		ASPH		SOFFITS		WOOD		STONE		TILT UP	
PLATE GLS		RUBBER		C S W		MTL		CON BLK		SANDWICH	
STUCCO		BUILT UP		**FACADE**		GLASS		FRAME		STANDARD	
INSULATED		INSULATED				STANDARD		STANDARD			

H.V.A.C.			
Electric	☐	Electric Wall	☐
Forced Air Unit	☐	Hot Water	☐
Hot Water, Rad	☐	Space/ Wall Furnace	☐
Steam	☐	Warm & Cld Air	☐
Ventilation	☐	Heat Pump	☐
Package Unit	☐	Ind TW Heat Pump	☐
Hot & Cld Water	☐	Evaporated Cool	☐
Floor Furnace	☐	Co-Ray-Vac	☐
Complete HVAC	☐	No Heat	☐
Refrig. Cooling	☐	Standard	☐

FLOORS	B	1	2	3	U
CONCRETE					
WOOD					
TILE A Q V T					
CARPET					
ASPHALT					
GRAVEL					
DIRT					
STANDARD					

PARTITIONS	B	1	2	3	U
MASONRY					
WD STUD					
MTL STUD					
CEILINGS	**B**	**1**	**2**	**3**	**U**
ACCUT/PANEL					
PLASTER/DW					
SUSP/OPEN					
STANDARD					

INTERIOR FINISH	B	1	2	3	U
UNFINISHED					
FINISH OPEN					
FINISH DIV					
PANEL					
PLASTER / DW					
BLOCK					
GLAZED TILE					
STANDARD					

PLUMBING			
NO PLUMBING		EXTRA FIXTURES	
2 FIXTURE BATH		STANDARD	
3 FIXTURE BATH			

LIGHTING			
FLUORESCENT		METAL HALIDE	
SODIUM VAP		STANDARD	
MERCURY VAP			

YARD ITEMS

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	737,130

COMMENTS