

Property Address: 900 W MAIN ST

DTE Code: 452



BUTLER TWP-COLDWATER CORP  
COLDWATER SD  
08-33-126-024

\*05-017750.0100\*

**LEGAL INFORMATION**

E PT PT NE NW

RTS: 002-06-33

**JAY PETROLEUM, INC**  
JAY PETROLEUM, INC  
533 SOUTH 200 WEST PO BOX 1285  
PORTLAND, IN 47371

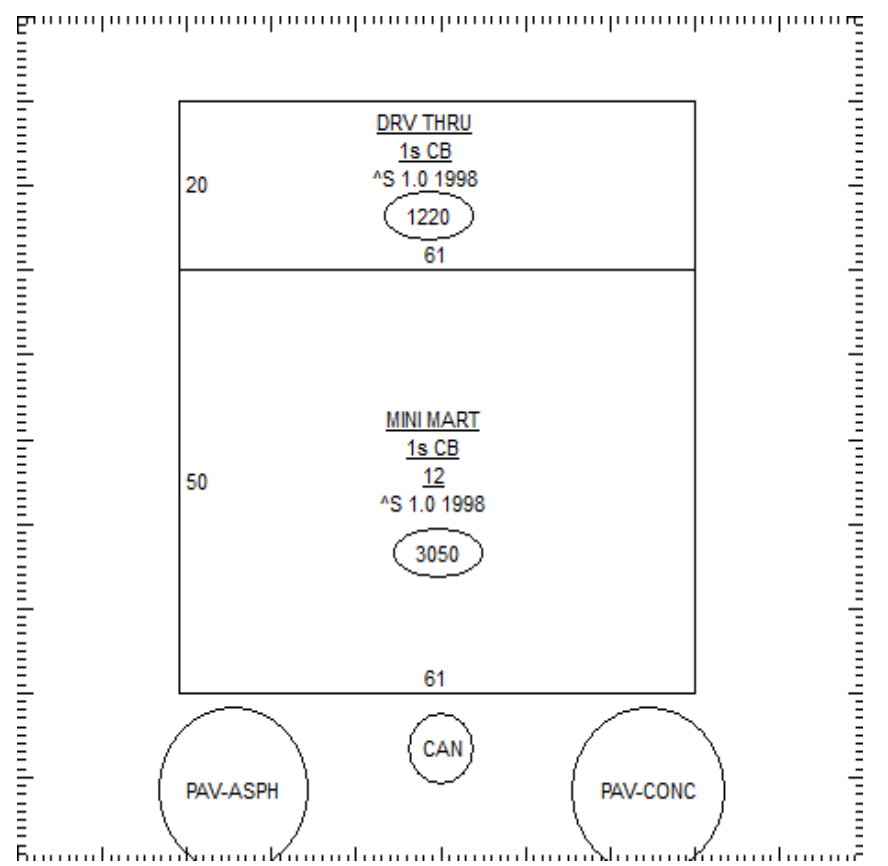
Acres:2.3760

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

COMMENT  
TY2022:Net Gen=\$8,857.60, Other Assessment=\$0.00  
DE17 DESKTOP RVW CHGS:CNPY ARE PP, COR PRICING, COND & GRADE  
DE23 CHG GRD ON ASPH, DESKTOP RVW

Sales Data							Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:		02/01/23
12/07/2020	1,317,124		WDC : 917	420	■	Pricer:	
01/17/2003	400,000		: A : 0	420	■	Reviewer:	
					<input type="checkbox"/>	Final:	
					<input type="checkbox"/>	Call Back:	
					<input type="checkbox"/>	Visit:	

VALUATION SUMMARY				
VALUE YEAR	2023	2023	2023	2020
REASON FOR CHANGE	RAPP	RCLS	MISC	RAPP
ESTIMATED	45,560	43,600	43,600	36,450
MARKET VALUE	IMPR	425,090	382,200	401,330
	TOTAL	470,650	425,800	437,780
ASSESSED	LAND	15,950	15,260	12,760
VALUE	IMPR	148,780	133,770	140,470
	TOTAL	164,730	149,030	153,230



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	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
1:Primary	A:1		27,300			27,300		0
2:Secondary	A:1.376		16,380			18,260		0
Totals:	Total Acres 2.3760					45,560		0

		EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A
CLASS/QUALITY RANK		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input checked="" type="checkbox"/>	PRE ENG	<input type="checkbox"/>
A) FP STRUCT. STEEL FRAME		1. BASIC	<input type="checkbox"/>	SHED/FLAT	<input checked="" type="checkbox"/>	CASEMENT	<input type="checkbox"/>	10X10	2	CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>
B) R.C. FRAME		2. FAIR	<input type="checkbox"/>	CON BLK	<input checked="" type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>	PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>
C) MASONRY BEARING WALLS		3. AVE	<input type="checkbox"/>	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>	REINFOR	<input checked="" type="checkbox"/>	CB/MASON	<input checked="" type="checkbox"/>
D) WD OR STEEL FR EX. WALLS		4. GOOD	<input type="checkbox"/>	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	CANOPY	A	STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>
S) METAL M) MILL P) POLE		5. EXCEL	<input type="checkbox"/>	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input checked="" type="checkbox"/>	BRICK	<input type="checkbox"/>
TOTAL AREA		0	<input type="checkbox"/>	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>
# STORIES		1	<input type="checkbox"/>	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input checked="" type="checkbox"/>
AGE			<input type="checkbox"/>	STUCCO	<input type="checkbox"/>	BUILT UP	<input checked="" type="checkbox"/>	FACADE	A	GLASS	<input checked="" type="checkbox"/>	FRAME	<input type="checkbox"/>
SPRINKLER			<input type="checkbox"/>	INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>

H.V.A.C.		FLOORS				PARTITIONS					INTERIOR FINISH											
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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/>	Warm & Cld Air	<input checked="" type="checkbox"/>	CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CEILINGS	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 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 checked="" 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"/>	PLUMBING					LIGHTING													
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>	NO PLUMBING				<input type="checkbox"/>	EXTRA FIXTURES				FLUORESCENT				<input checked="" type="checkbox"/>	METAL HALIDE				
				2 FIXTURE BATH				2	STANDARD				<input type="checkbox"/>	SODIUM VAP				<input type="checkbox"/>	STANDARD			
				3 FIXTURE BATH									<input type="checkbox"/>	MERCURY VAP				<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			7140	1	6,692		1998		A	N	.00	0	0	0	0	0
B 901.001:Paving: Asphalt			7140	1	9,086		1998		A	N	.00	0	0	0	0	0
C 901.015:Canopy			60 X 60	1	3,600		1998		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 452.002:Auto Service Station: Mini Mar		12	50 X 61	1	3,050		1998		A	G	149.00	454,450	13	0	0	395,370
1 420.999:DRV THRU		12	20 X 61	1	1,220		1998		A	G	28.00	34,160	13	0	0	29,720

AMENITY TOTAL															0	
															TOTAL IMPR	425,090

COMMENTS																

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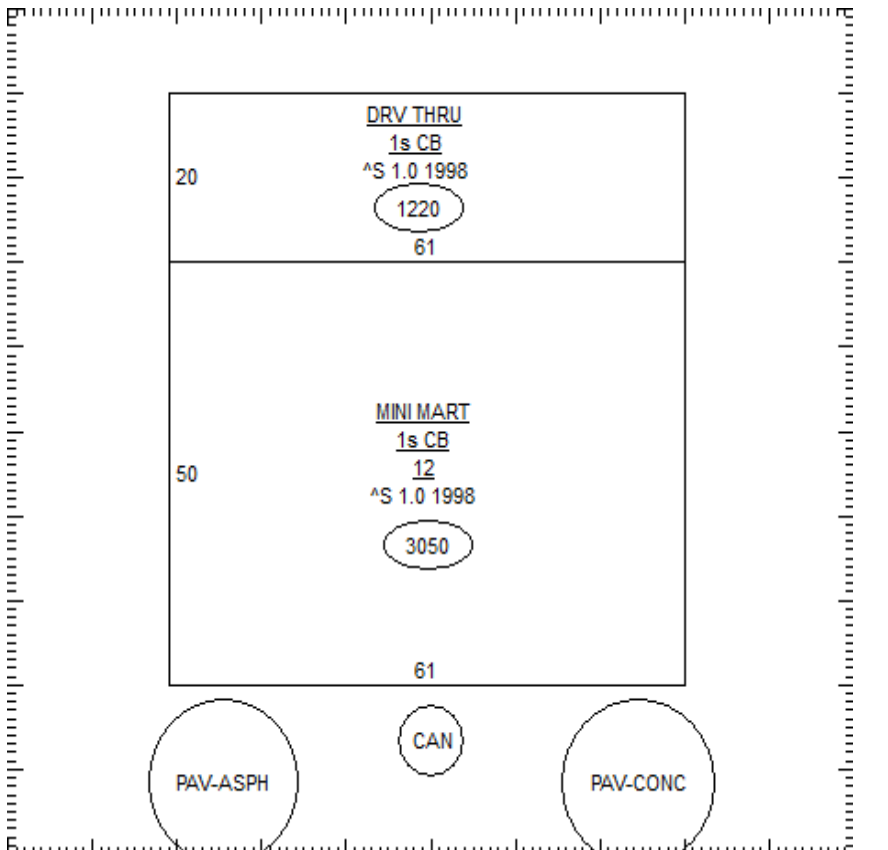
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COMMENT

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12/07/2020	1,317,124		WDC : 917	420	■	Pricer:
01/17/2003	400,000		: A : 0	420	■	Reviewer:
					<input type="checkbox"/>	Final:
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VALUATION SUMMARY			
VALUE YEAR		2017	2017
REASON FOR CHANGE		RAPP	MISC
ESTIMATED	LAND	36,450	34,590
MARKET VALUE	IMPR	189,550	176,590
	TOTAL	226,000	211,180
ASSESSED	LAND	12,760	12,110
VALUE	IMPR	66,340	61,810
	TOTAL	79,100	73,920



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