

BUTLER TWP-COLDWATER CORP / COLDWATER SD  
08-33-239-007

Property Class: 510

Neighborhood  
000505-TM50

Map: 14C2

Block:

Card: 07

Bk: Pg:

05-018700.0000

**FREDERICKS KYLE P**  
FREDERICKS KYLE P  
405 S FIRST ST  
COLDWATER, OH 45828

**LEGAL INFORMATION**  
OUT LOT 24  
PT CENTER W 1/2  
LOT#: 24

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FREDERICKS KYLE P	405 S FIRST ST	COLDWATER	OH	45828	06/05/2018	170,000	WDC : 390	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	OBRINGER LAWRENCE B &	405 S FIRST ST	COLDWATER	OH	45828	06/23/2011	122,000	WDC : A : 312	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	WILKER ROBERT L & KATHY E	405 S FIRST ST	COLDWATER	OH	45828		0	: 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: DATE: 04/10/2023 TIME: 12:00:00 AM  LETTER  LETTER REC'D GIS CODE

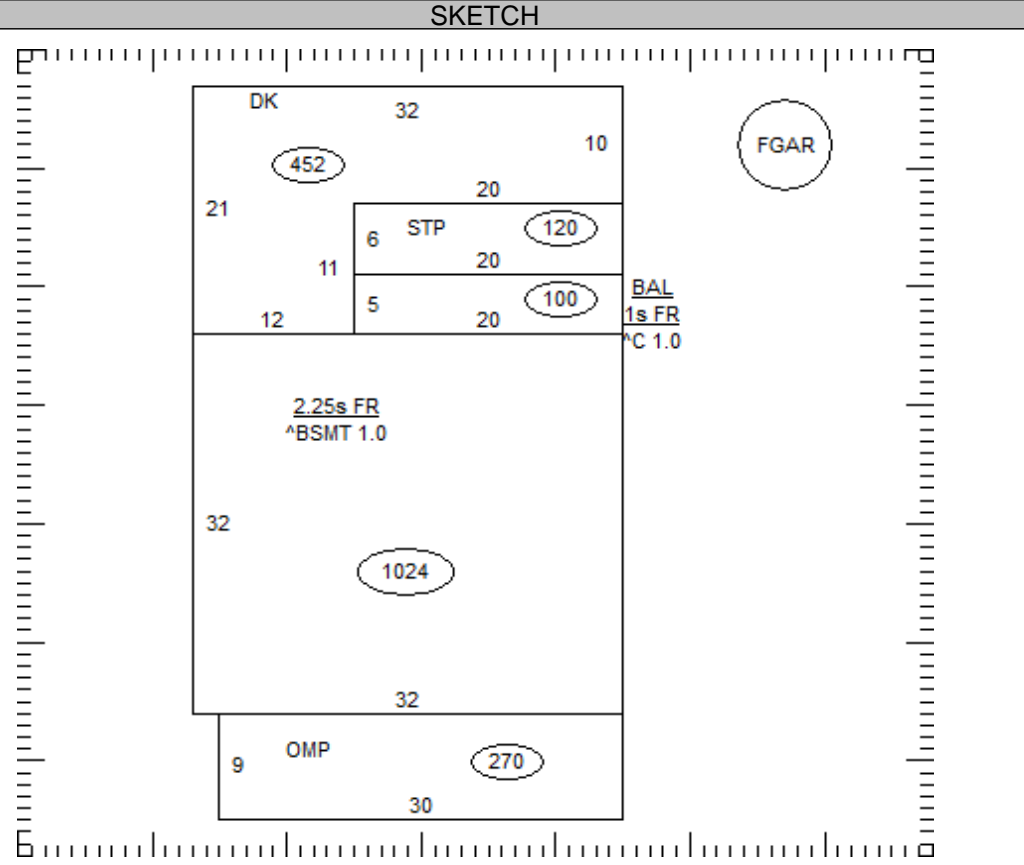
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	405 S FIRST ST, COLDWATER		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$1,931.40, Other		
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00		
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE16 DESKTOP REVIEW CHG: cor sty hgt		
LAND COMPUTATIONS								
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F60 D118	ST345	DP88	ADJ304		18,200		0
						TOTAL	18,200	0

DE19 RMV OWN OCC; DIDN'T RET APP  
DE23 CHG RM COUNT, ADD 1 HALF BATH, ADD  
3 FIX; DESKTOP RVW  
DE23 DESKTOP RVW; CHG GRADE FROM C-

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2018	2017			
REASON FOR CHANGE	RAPP	RAPP	MISC	RAPP			
APPRAISED	LAND	18,200	13,600	10,600	10,600		
VALUE	IMPR	218,300	133,000	108,600	110,700		
	TOTAL	236,500	146,600	119,200	121,300		
ASSESSED	LAND	6,370	4,760	3,710	3,710		
VALUE	IMPR	76,410	46,550	38,010	38,750		
	TOTAL	82,780	51,310	41,720	42,460		

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD	1	1124	FR	172,330
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	256	FR	35,790
<b>BUILDING TYPE</b>	<input type="checkbox"/> ALM/VYNL	2ND	1024	FR	75,370
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/> _____	<input type="checkbox"/> STONE				
<b>ROOFING</b>	<b>ROOF TYPE</b>				
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				
<b>FLOORS</b>	<b>B 1 2 3 U</b>	BSMT	1024		14,640
CONCRETE	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>SUBTOTAL</b>			298,130
WOOD	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	MULTI-FAMILY #	0		0
TILE/COMPO	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	BUILDING TYPE	100%		0
CARPET	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	BSMT FINISH	0 S.F.		0
<b>INT. FINISH</b>	<b>B 1 2 3 U</b>	FIREPLACE #	1		4,400
PLASTER/DW	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	HEATING	0 S.F.		0
PANELING	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	AIR COND	2,404 S.F.		3,960
UNFINISHED	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	PLUMBING #	7		8,470
<b>ACCOMMODATIONS</b>		GARAGES & CARPORTS			0
# OF ROOMS		4		3	
BEDROOMS				3	
FIREPLACES		1			
HEAT & AC	<b>B 1 2 3 U</b>	EXTRA FEATURES			12,600
NO HEAT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>SUBTOTAL</b>			327,560
CTRL HEAT	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	GRADE FACTOR			105 %
HW/STEAM	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>UNADJUSTED VALUE</b>			343,940
ELECTRIC	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	FACTOR			100 %
HEAT PUMP	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>OCCUPANCY</b>	<b>ST.HT</b>	<b>SIZE</b>	<b>AREA</b>
FLR/WALL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	DWELLING	2	SK	2,404
STVE/SPCE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1 Gar - Frame		20x22	440
GEO THERMAL	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2			
OUTSIDE	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3			
CTRL A/C	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	4			
<b>PLUMBING</b>	<b>BASE</b> <input checked="" type="checkbox"/>	5			
X FULL BATH		6			
X HALF BATH		7			
X FIXTURES		8			
		9			
		10			
		11			



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,404	C+		1920		A	343,940	45	189,170		217,500
1 Gar - Frame		20x22	440	D	18.96	1960		A	8,340	90	830		800
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-018700.0000

TOTAL 218,300

**COMMENTS**

NEW SIDING 1989  
 Dwelling has an Economic Factor of 115%