05-022500.0109

MUHLENKAMP CY & CHERYL E
MUHLENKAMP CY & CHERYL E
423 FLORA LN
COLDWATER, OH 45828
Created in 2018 From 05-022500.0100 due to Split

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-34-153-038

LEGAL INFORMATION
NATURE'S VILLA COLDWATER
CONDOMINIUM SECTION 12
UNIT 423

QUALIFIED CREDITS:
HOMESTEAD

Property Class: 550
Neighborhood
055504-N/A
Map:
Block:
Card:
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MUHLENKAMP CY & CHERYL E	423 FLORA LN	COLDWATER	OH	45828	07/24/2018	229,000	WDC : 541	☐	■
2	K2K LLC	907 SOUTHWOOD DR	COLDWATER	OH	45828	03/30/2018	22,300	WDC : 191	☐	☐
3	NATURES' VILLA INC C/O LUCILLE POHL	1326 FT RECOVERY	FORT RECOVERY	OH	45846	03/30/2018	0	WDC : 0	☐	☐

X: ■ TTO LISTER: JK DATE: 01/28/2019 TIME: 12:00:00 AM ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
☐ PAVED	☐ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
423 FLORA LN

COMMENT
TY2022:Net Gen=$1,948.06, Other Assessment=$0.00
DE19 TTO; DWLG COMPL, ADD PATIO
DE18 ADD CONDO ($200,000); EST 30% COMPL 1/1/18
DE19 CORR NEIGHBORHOOD CODE

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
CL:Condo Land	UNIT PRICED	12500		12,500 0
Total Acres: 1.0000			TOTAL	12,500 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2019	2019	2018	2018		
REASON FOR CHANGE		RAPP	RAPP	MISC	NC	NC	MISC		
APPRAISED VALUE	LAND	12,500	9,400	8,000	12,600	12,600	12,600		
	IMPR	234,900	167,100	133,700	155,700	46,500	0		
	TOTAL	247,400	176,500	141,700	168,300	59,100	12,600		
ASSESSED VALUE	LAND	4,380	3,290	2,800	4,410	4,410	4,410		
	IMPR	82,220	58,490	46,800	54,500	16,280	0		
	TOTAL	86,600	61,780	49,600	58,910	20,690	4,410		

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	■ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	☐	☐	☐	☐	☐
WOOD	☐	☐	☐	☐	☐
TILE/COMPO	☐	■	☐	☐	☐
CARPET	☐	■	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	■	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS		4			
BEDROOMS		3			
FIREPLACES					

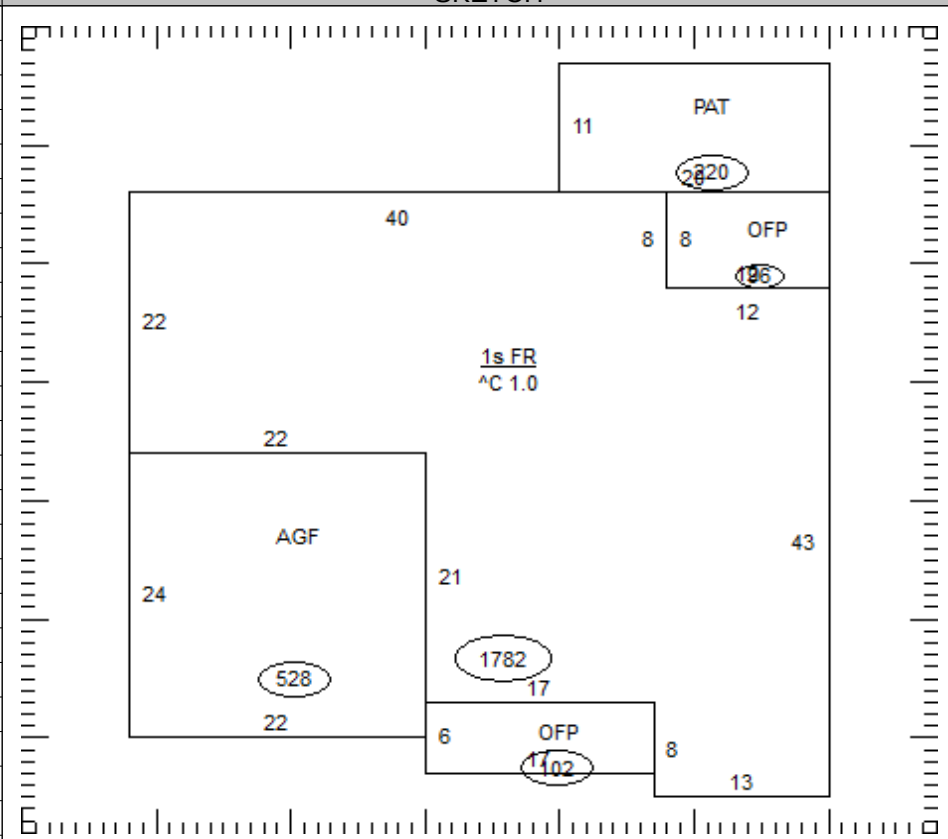
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1782	FR	220,990

SUBTOTAL		220,990
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,782 S.F.	2,940
PLUMBING #	3	3,630
GARAGES & CARPORTS		13,100
EXTRA FEATURES		4,000
SUBTOTAL		244,660
GRADE FACTOR		100 %
UNADJUSTED VALUE		244,660
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,782	C		2017		G	244,660	4	234,870		234,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		234,900

05-022500.0109

COMMENTS

Dwelling has an Economic Factor of 100%