

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-34-109-007

Property Class: 510

Neighborhood
000503-TM50

Map: 14D1

Block:

Card: 08

Bk: Pg:

05-024100.0000

BALSTER ANDREW J & JULIA A

BALSTER ANDREW J & JULIA A

325 E MAIN ST

COLDWATER, OH 45828

LEGAL INFORMATION

OUT LOT 11 W PT

RTS: 002-06-34 LOT#: 11

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BALSTER ANDREW J & JULIA A	325 E MAIN ST	COLDWATER	OH	45828	03/20/2019	119,500	WDC : 177	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	LANGE STEVEN V & MARY J	325 E MAIN ST	COLDWATER	OH	45828	08/25/1987	55,500	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: HK DATE: 05/26/2021 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 type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	325 E MAIN ST, COLDWATER	
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<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"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$2,772.80, Other	
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<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: add shed	
LAND COMPUTATIONS						DE21 ADDTN (\$70,000), ADD RMDL YR	
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE	C
F:Front	F66 D138	ST395	DP95	ADJ375		24,800	0
TOTAL						24,800	0

VALUATION SUMMARY

VALUE YEAR	2023	2022	2021	2021	2020	2017		
REASON FOR CHANGE	RAPP	MISC	MISC	NC	RAPP	RAPP		
APPRAISED	<u>LAND</u>	24,800	15,700	15,700	15,700	12,500		
VALUE	<u>IMPR</u>	239,800	199,900	196,600	190,900	103,700		
	<u>TOTAL</u>	264,600	215,600	212,300	206,600	116,200		
ASSESSED	<u>LAND</u>	8,680	5,500	5,500	5,500	4,380		
VALUE	<u>IMPR</u>	83,930	69,970	68,810	66,820	36,300		
	<u>TOTAL</u>	92,610	75,470	74,310	72,320	40,680		

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1614	FR	209,000
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	262	FR	31,000
BUILDING TYPE	<input checked="" type="checkbox"/> ALM/VYNL				
<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 checked="" type="checkbox"/> STONE				

ROOFING	ROOF TYPE
<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

BSMT	1134	16,220
SUBTOTAL		256,220
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,876 S.F.	3,090
PLUMBING #	5	6,050
GARAGES & CARPORTS		21,400
EXTRA FEATURES		13,700
SUBTOTAL		300,460
GRADE FACTOR		100 %
UNADJUSTED VALUE		300,460
FACTOR		100 %

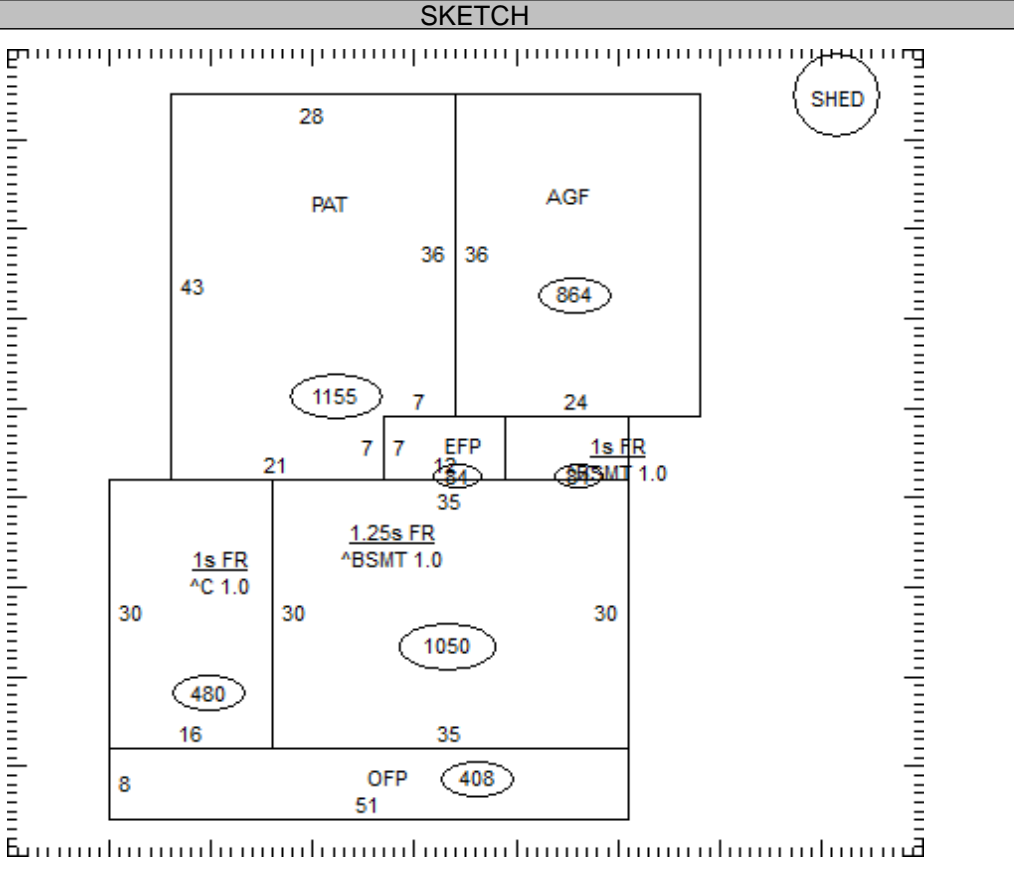
FLOORS	B	1	2	3	U
CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS	B	1	2	3	U
# OF ROOMS	1	5	2		
BEDROOMS		1	2		
FIREPLACES					
HEAT & AC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL HEAT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GEOHERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING		<input checked="" type="checkbox"/>
X FULL BATH	1	
X HALF BATH		1
X FIXTURES		



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,876	C		1918	2020	G	300,460	22	234,360		239,000
1 Shed		12x16	192	C	9.90	1990		A	1,900	57	820		800
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-024100.0000	TOTAL	239,800
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COMMENTS

Dwelling has an Economic Factor of 102% (Rollback Basis=\$263,800)