05-040600.0000

MUHLENKAMP TYLER P & ALISSA V BELNA-
MUHLENKAMP TYLER P & ALISSA V BELNA-
109 N MILL ST
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-480-002

LEGAL INFORMATION
RIGGS & GELLERS ADD
LOT 61 S 1/2
LOT#: 61

Property Class: 510
Neighborhood 000505-TM50
Map: 14B10
Block:
Card: 98
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MUHLENKAMP TYLER P &	109 N MILL ST	COLDWATER	OH	45828	10/21/2020	193,000	WDC : 788	☐	■
2	MILLER CARL J & KATHE N	109 N MILL ST	COLDWATER	OH	45828	03/27/2019	175,100	WDC : 194	☐	■
3	NAGY SHARON KAY	109 N MILL ST	COLDWATER	OH	45828	12/16/1998	0	: X : 0	☐	☐

X: ☐ TTO LISTER: NS DATE: 01/26/2005 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
109 N MILL ST, COLDWATER

COMMENT
TY2022:Net Gen=$1,832.80, Other Assessment=$0.00
DE16 DESKTOP REVIEW CHG: ADD BW
DE20 RMV OWN OCC; DIDN'T RET APP
DE23 RMV HALF BATH; DATA MAILER

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F66 D118	ST345 DP88 ADJ304		20,100 0
			TOTAL	20,100 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	20,100	14,900	11,600					
	IMPR	161,000	124,200	103,600					
	TOTAL	181,100	139,100	115,200					
ASSESSED VALUE	LAND	7,040	5,220	4,060					
	IMPR	56,350	43,470	36,260					
	TOTAL	63,390	48,690	40,320					

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		3	4		
BEDROOMS			4		
FIREPLACES					

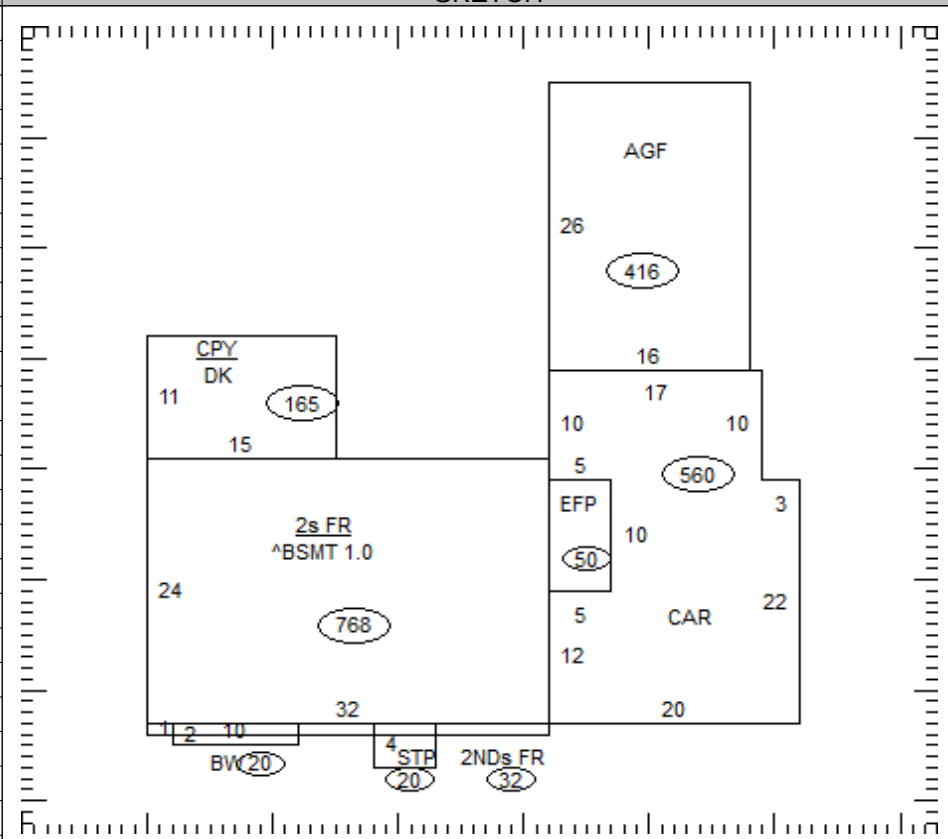
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	768	FR	131,440
2ND	800	FR	65,710
BSMT	768		10,980

SUBTOTAL			208,130
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,568	S.F.	2,590
PLUMBING #	2		2,420
GARAGES & CARPORTS			15,300
EXTRA FEATURES			4,900
SUBTOTAL			233,340
GRADE FACTOR			100 %
UNADJUSTED VALUE			233,340
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,568	C		1961	1967	A	233,340	40	140,000		161,000
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		161,000

05-040600.0000

COMMENTS

Dwelling has an Economic Factor of 115%