

BUTLER TWP-COLDWATER CORP / COLDWATER SD  
08-28-482-002

Property Class: 510  
Neighborhood  
000505-TM50  
Map: 14B10  
Block:  
Card: 125  
Bk: Pg:

05-041200.0000

**LEGAL INFORMATION**  
RIGGS & GELLERS ADD

LOT#: 66

**CERVANTES JAIME A & ANA I**  
CERVANTES JAIME A & ANA I  
215 W NORTH ST  
COLDWATER, OH 45828

|   | OWNERSHIP                 | ADDRESS                            | CITY      | STATE | ZIP        | DATE       | AMOUNT      | DEED:CONV#               | JS                       | VALID                               |
|---|---------------------------|------------------------------------|-----------|-------|------------|------------|-------------|--------------------------|--------------------------|-------------------------------------|
| 1 | CERVANTES JAIME A & ANA I | 215 W NORTH ST                     | COLDWATER | OH    | 45828      | 08/01/2023 | 95,000      | WDC : 440                | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | S & M STAMMEN LLC         | 232 E KREMER HOYING RD SAINT HENRY | OH        | 45883 | 02/22/2022 | 0          | QCE : X : 0 | <input type="checkbox"/> | <input type="checkbox"/> |                                     |
| 3 | STAMMEN SETH A & MANDY J  | 232 E KREMER HOYING RD SAINT HENRY | OH        | 45883 | 04/23/2021 | 70,000     | WDC : 302   | <input type="checkbox"/> | <input type="checkbox"/> |                                     |

X:  TTO LISTER: BOR DATE: 04/08/2021 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 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    | 215 W NORTH 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=\$934.26, 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: CHG FGAR TO |       |                   |   |
| LAND COMPUTATIONS                             |   |  |  |                                      |   |                                      |       |                   |   |
| LAND TYPE                                     | SIZE                                      | M  | RATE                                       | C                                    | INF                                     | M                                    | VALUE | C                 |   |
| F:Front                                       | F59 D132                                  | ST345  | DP94                                       | ADJ324                               |   | 19,100                               |       | 0                 |   |
|   |   |  |  | TOTAL                                |   |                                      |       | 19,100            | 0 |

DE23 REMOVE BOR FUNCTIONAL  
BOR: BOR 20-14 SETTLEMENT OFFERL  
ACCEPTED SETTLEMENT OFFER

**VALUATION SUMMARY**

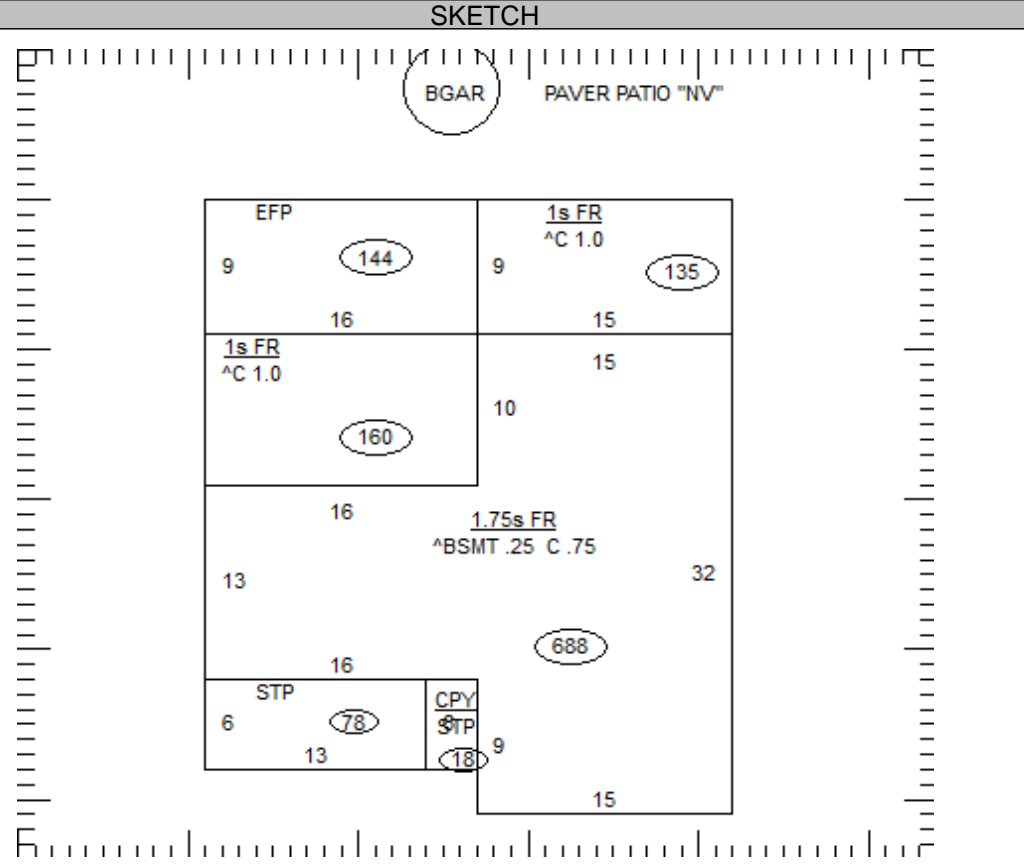
| VALUE YEAR        | 2023             | 2021   | 2020   | 2017   |  |  |  |  |
|-------------------|------------------|--------|--------|--------|--|--|--|--|
| REASON FOR CHANGE | MISC             | BOR    | RAPP   | RAPP   |  |  |  |  |
| APPRAISED VALUE   | LAND<br>19,100   | 14,200 | 14,200 | 11,100 |  |  |  |  |
|                   | IMPR<br>103,600  | 56,700 | 65,000 | 59,400 |  |  |  |  |
|                   | TOTAL<br>122,700 | 70,900 | 79,200 | 70,500 |  |  |  |  |
| ASSESSED VALUE    | LAND<br>6,690    | 4,970  | 4,970  | 3,890  |  |  |  |  |
|                   | IMPR<br>36,260   | 19,850 | 22,750 | 20,790 |  |  |  |  |
|                   | TOTAL<br>42,950  | 24,820 | 27,720 | 24,680 |  |  |  |  |

| OCCUPANCY  | EXTERIOR                                     | FLOOR | AREA | CONST | VALUE   |
|--|--|-------|------|-------|---------|
| <input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input type="checkbox"/> WOOD                | 1     | 983  | FR    | 158,540 |
| <input type="checkbox"/> CONVERSION  | <input type="checkbox"/> STUCCO              | .75   | 516  | FR    | 42,160  |
| <b>BUILDING TYPE</b>   | <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 type="checkbox"/> STONE               |       |      |       |         |

| ROOFING                                   | ROOF TYPE                                 |
|---|---|
| <input checked="" type="checkbox"/> METAL | <input checked="" type="checkbox"/> GABLE |
| <input type="checkbox"/> SLT/TLE          | <input type="checkbox"/> HIP              |
| <input type="checkbox"/> SHINGLES         | <input type="checkbox"/> GAMBREL          |
| <input type="checkbox"/> SHAKES           | <input type="checkbox"/> MANSARD          |
| <input type="checkbox"/> COMPOSITE        | <input type="checkbox"/> FLAT             |

| FLOORS         | B                                   | 1                                   | 2                                   | 3                        | U                                   |
|----------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| CONCRETE       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| WOOD           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| TILE/COMPO     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| CARPET         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" 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 | # OF ROOMS                          | 4                                   | 3                                   |                          |                                     |
| BEDROOMS       |                                     | 1                                   | 3                                   |                          |                                     |
| FIREPLACES     |                                     |                                     |                                     |                          |                                     |
| HEAT & AC      | B                                   | 1                                   | 2                                   | 3                        | U                                   |
| NO HEAT        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| CTRL HEAT      | <input 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"/>            |
| GEO THERMAL    | <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 type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| PLUMBING       |                                     |                                     |                                     |                          | <input checked="" type="checkbox"/> |
| X FULL BATH    |                                     |                                     |                                     |                          |                                     |
| X HALF BATH    |                                     |                                     |                                     |                          |                                     |
| X FIXTURES     |                                     |                                     |                                     |                          |                                     |

|                         |        |         |
|-------------------------|--------|---------|
| BSMT                    | 172    | 2,460   |
| <b>SUBTOTAL</b>         |        | 203,160 |
| MULTI-FAMILY #          | 0      | 0       |
| BUILDING TYPE           | 100%   | 0       |
| BSMT FINISH             | 0 S.F. | 0       |
| FIREPLACE #             | 0      | 0       |
| HEATING                 | 0 S.F. | 0       |
| AIR COND                | 0 S.F. | 0       |
| PLUMBING #              | 0      | 0       |
| GARAGES & CARPORTS      |        | 0       |
| EXTRA FEATURES          |        | 5,300   |
| <b>SUBTOTAL</b>         |        | 208,460 |
| GRADE FACTOR            |        | 85 %    |
| <b>UNADJUSTED VALUE</b> |        | 177,190 |
| FACTOR                  |        | 100 %   |



| OCCUPANCY     | ST.HT | SIZE  | AREA  | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---------------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING      | 1.75  | SK    | 1,499 | D+    |       | 1937 |      | A   | 177,190   | 50   | 88,600   |      | 101,900  |
| 1 Gar - Brick |       | 20x24 | 480   | D     | 22.86 | 1965 |      | A   | 10,970    | 85   | 1,650    |      | 1,700    |
| 2             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 3             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 4             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 5             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 6             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 7             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 8             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 9             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 10            |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 11            |       |       |       |       |       |      |      |     |           |      |          |      |          |

05-041200.0000 TOTAL 103,600

**COMMENTS**

Dwelling has an Economic Factor of 115%

BUTLER TWP-COLDWATER CORP / COLDWATER SD  
08-28-482-002

Property Class: 510

Neighborhood  
000505-TM50

Map: 14B10

Block:

Card: 125

Bk: Pg:

05-041200.0000

**CERVANTES JAIME A & ANA I**

CERVANTES JAIME A & ANA I

215 W NORTH ST

COLDWATER, OH 45828

**LEGAL INFORMATION**

RIGGS & GELLERS ADD

LOT#: 66

|   | OWNERSHIP            | ADDRESS       | CITY      | STATE | ZIP   | DATE       | AMOUNT | DEED:CONV# | JS                       | VALID                    |
|---|----------------------|---------------|-----------|-------|-------|------------|--------|------------|--------------------------|--------------------------|
| 1 | L & J STAMMEN FAMILY | 433 ROBERT ST | COLDWATER | OH    | 45828 | 04/02/2002 | 0      | : X : 0    | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 |                      |               |           |       |       |            | 0      | 0          | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 |                      |               |           |       |       |            | 0      | 0          | <input type="checkbox"/> | <input type="checkbox"/> |

|    |                              |             |                  |                   |                                 |                                       |          |
|----|------------------------------|-------------|------------------|-------------------|---------------------------------|---------------------------------------|----------|
| X: | <input type="checkbox"/> TTO | LISTER: BOR | DATE: 04/08/2021 | TIME: 12:00:00 AM | <input type="checkbox"/> LETTER | <input type="checkbox"/> LETTER REC'D | GIS CODE |
|----|------------------------------|-------------|------------------|-------------------|---------------------------------|---------------------------------------|----------|

| STREET/ROAD  | TOPOGRAPHY  | PU-UTILITIES-PR   | NEIGHBORHOOD  | INFLUENCE FACTORS  | PROPERTY LOCATION  |                                      |
|--|---|---|---|--|--|--------------------------------------|
| <input checked="" type="checkbox"/> PAVED<br><input type="checkbox"/> GRAVEL<br><input type="checkbox"/> DIRT<br><input checked="" type="checkbox"/> SIDEWALKS<br><input type="checkbox"/> CURBS | <input checked="" type="checkbox"/> LEVEL<br><input type="checkbox"/> HIGH<br><input type="checkbox"/> LOW<br><input type="checkbox"/> ROLLING<br><input type="checkbox"/> STANDARD | <input type="checkbox"/> WATER<br><input type="checkbox"/> SEWER<br><input type="checkbox"/> GAS<br><input type="checkbox"/> ELECTRIC<br><input checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> IMPROVING<br><input checked="" type="checkbox"/> STATIC<br><input type="checkbox"/> DECLINING<br><input type="checkbox"/> OLD<br><input type="checkbox"/> STANDARD | <input type="checkbox"/> A. NO ROAD<br><input type="checkbox"/> B. TOPGRHY<br><input type="checkbox"/> C. Ex Front<br><input type="checkbox"/> D. QUANTITY<br><input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> F. RESTRICT<br><input type="checkbox"/> G. WOOD LT<br><input type="checkbox"/> H. VACANCY<br><input type="checkbox"/> I. WATER FRONT<br><input type="checkbox"/> J. OTHER/CDU | 215 W NORTH ST, COLDWATER<br>COMMENT |

| LAND COMPUTATIONS |      |   |      |   |     |        |         |
|-------------------|------|---|------|---|-----|--------|---------|
| LAND TYPE         | SIZE | M | RATE | C | INF | M      | VALUE C |
|                   |      |   |      |   |     |        |         |
|                   |      |   |      |   |     |        |         |
|                   |      |   |      |   |     |        |         |
|                   |      |   |      |   |     |        |         |
|                   |      |   |      |   |     |        |         |
|                   |      |   |      |   |     |        |         |
|                   |      |   |      |   |     |        |         |
|                   |      |   |      |   |     |        |         |
|                   |      |   |      |   |     |        |         |
| TOTAL             |      |   |      |   |     | 19,100 | 0       |

**VALUATION SUMMARY**

| VALUE YEAR        |              |  |  |  |  |  |  |
|-------------------|--------------|--|--|--|--|--|--|
| REASON FOR CHANGE |              |  |  |  |  |  |  |
| APPRaised         | <u>LAND</u>  |  |  |  |  |  |  |
| VALUE             | <u>IMPR</u>  |  |  |  |  |  |  |
|                   | <u>TOTAL</u> |  |  |  |  |  |  |
| ASSESSED          | <u>LAND</u>  |  |  |  |  |  |  |
| VALUE             | <u>IMPR</u>  |  |  |  |  |  |  |
|                   | <u>TOTAL</u> |  |  |  |  |  |  |

OCCUPANCY  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

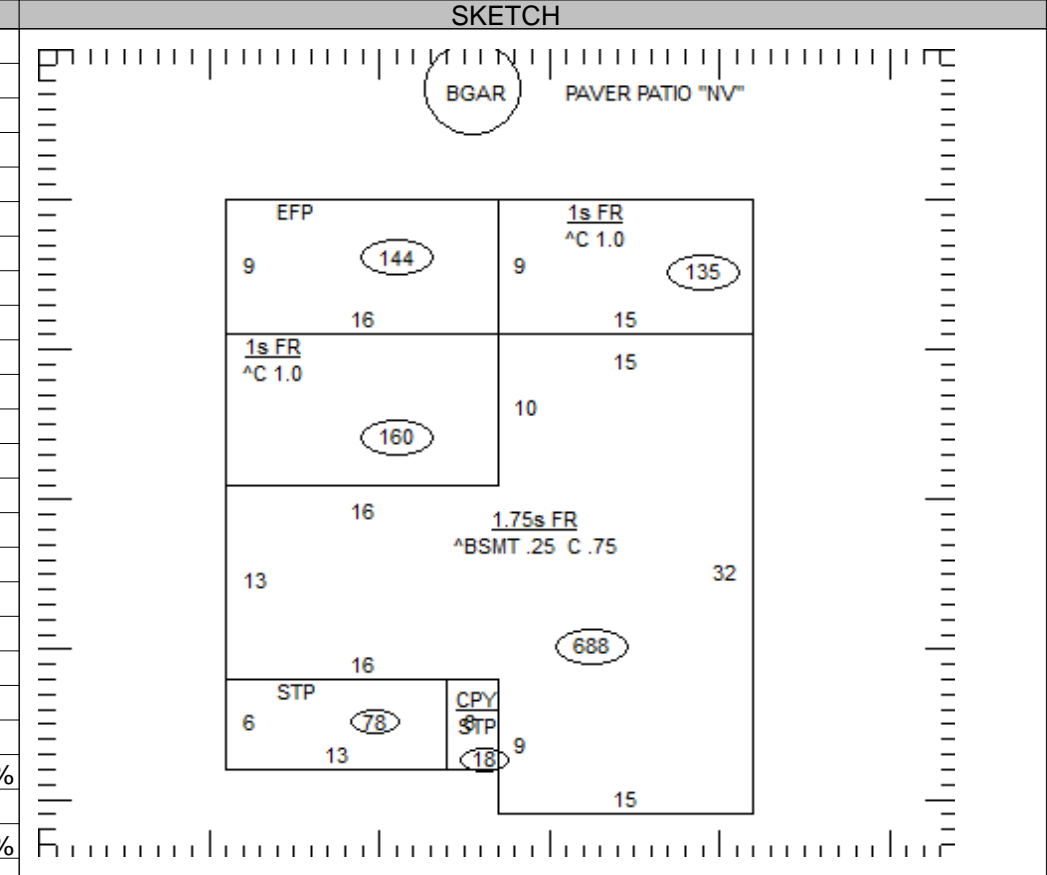
**ACCOMMODATIONS**  
 # OF ROOMS       
 BEDROOMS       
 FIREPLACES       
 HEAT & AC B 1 2 3 U

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       
 X FIXTURES

| FLOOR | AREA | CONST | VALUE |
|-------|------|-------|-------|
|       |      |       |       |
|       |      |       |       |
|       |      |       |       |
|       |      |       |       |
|       |      |       |       |
|       |      |       |       |
|       |      |       |       |
|       |      |       |       |
|       |      |       |       |
|       |      |       |       |

|                         |        |   |
|-------------------------|--------|---|
| <b>SUBTOTAL</b>         |        | 0 |
| MULTI-FAMILY #          | 0      | 0 |
| BUILDING TYPE           | 000%   | 0 |
| BSMT FINISH             | 0 S.F. | 0 |
| FIREPLACE #             | 0      | 0 |
| HEATING                 | 0 S.F. | 0 |
| AIR COND                | 0 S.F. | 0 |
| PLUMBING #              | 0      | 0 |
| GARAGES & CARPORTS      |        | 0 |
| EXTRA FEATURES          |        | 0 |
| <b>SUBTOTAL</b>         |        | 0 |
| GRADE FACTOR            |        | % |
| <b>UNADJUSTED VALUE</b> |        | 0 |
| FACTOR                  |        | % |

| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|------|-------|-------|-----|------|-----|-----------|------|----------|------|----------|
| DWELLING  |       | SK   |      |       |       |     |      |     |           |      |          |      |          |
| 1         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 2         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 3         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 4         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 5         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 6         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 7         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 8         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 9         |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 10        |       |      |      |       |       |     |      |     |           |      |          |      |          |
| 11        |       |      |      |       |       |     |      |     |           |      |          |      |          |



05-041200.0000

TOTAL 0

COMMENTS