05-048900.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-33-235-005

Property Class: 510
Neighborhood 000505-TM50
Map: 14C2
Block:
Card: 45
Bk: Pg:

BEYKE DAVID ETAL
BEYKE DAVID ETAL
3860 PHILOTHEA RD
COLDWATER, OH 45828

LEGAL INFORMATION
WEIS ADD
S SD & N SD LOT 123
LOT#: 122

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BEYKE DAVID ETAL	3860 PHILOTHEA RD	COLDWATER	OH	45828	08/28/2019	60,000	WDC : 580	☐	☐
2	GOOD OLE BOYS INC	6979 LAKE TREE CT	CELINA	OH	45822	08/27/2019	40,000	WDC : 577	☐	■
3	LOCHETFELD MARK R & DOLL	2578 FLEETFOOT RD	SAINT HENRY	OH	45883	01/27/2003	44,000	: A : 0	☐	☐

X: ☐ TTO LISTER: NS DATE: 01/27/2005 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
308 S MARKET ST

COMMENT
TY2022:Net Gen=$1,201.52, Other Assessment=$0.00

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F36 D110	ST345 DP85 ADJ293		10,500 0
			TOTAL	10,500 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	10,500	8,000	6,100					
	IMPR	123,200	83,200	67,900					
	TOTAL	133,700	91,200	74,000					
ASSESSED VALUE	LAND	3,680	2,800	2,140					
	IMPR	43,120	29,120	23,770					
	TOTAL	46,800	31,920	25,910					

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		5	3		
BEDROOMS		1	3		
FIREPLACES					

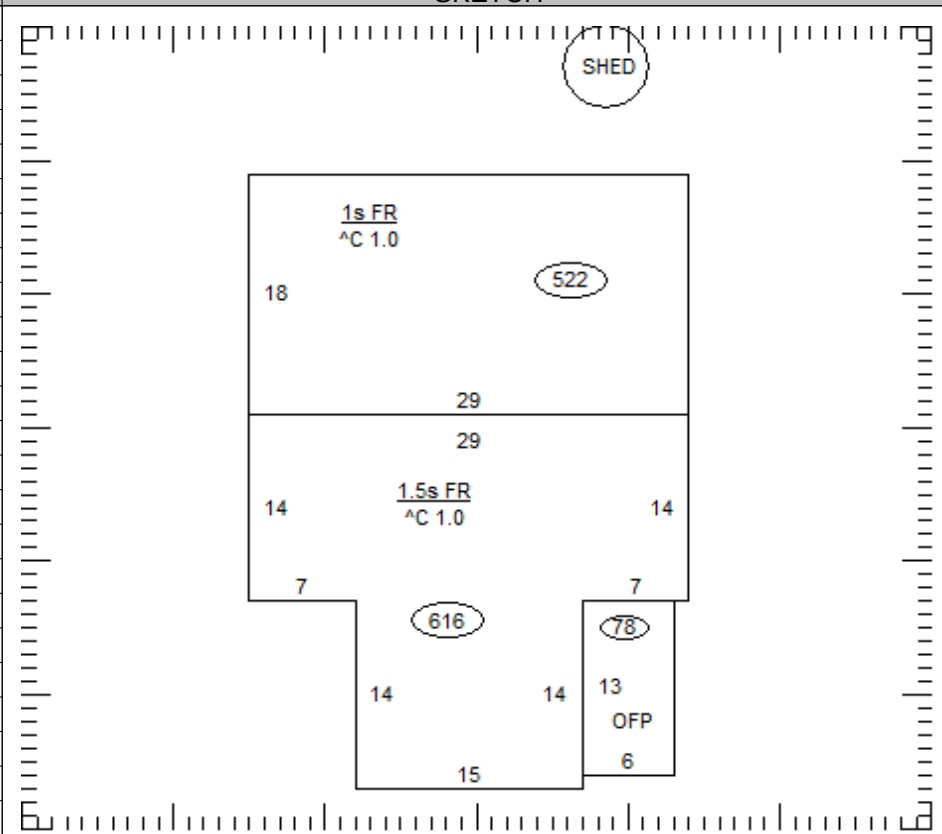
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	■	■	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1138	FR	174,480
.5	308	FR	29,280

SUBTOTAL		203,760
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		1,300
SUBTOTAL		205,060
GRADE FACTOR		95 %
UNADJUSTED VALUE		194,810
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,446	C-		1942		A	194,810	45	107,150		123,200
1 Shed		10x12	120	C		1990		A		57			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		123,200

05-048900.0000

COMMENTS

Dwelling has an Economic Factor of 115%