05-050100.0000

BYRON JAMES & TONIA
BYRON JAMES & TONIA
417 W NORTH ST
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-477-010

LEGAL INFORMATION
HOYNG SUBD
W SD
LOT#: 131

Property Class: 599
Neighborhood
000505-TM50
Map: 14B10
Block:
Card: 82
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BYRON JAMES & TONIA	417 W NORTH ST	COLDWATER	OH	45828	10/28/2016	15,000	WDC : 774	☐	■
2	EASTERLIN MARLENE &	412 W MAIN ST	COLDWATER	OH	45828		0	: 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: JK DATE: 02/21/2017 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
412 W MAIN ST, COLDWATER

COMMENT
TY2022:Net Gen=$200.02, Other Assessment=$0.00
DE17 DEMO DWLG
DE16 DESKTOP REVIEW CHG: chg pat to stp, add pat, rmv fgar
DE22 ADD SHED; DESKTOP RVW

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F57 D132	ST345 DP94 ADJ324		18,500 0
			TOTAL	18,500 0

VALUATION SUMMARY

VALUE YEAR		2023	2023	2022	2020	2017			
REASON FOR CHANGE		RAPP	RCLS	MISC	RAPP	REMB			
APPRAISED VALUE	LAND	18,500	13,800	13,800	13,800	10,700			
	IMPR	1,500	1,700	1,700	0	0			
	TOTAL	20,000	15,500	15,500	13,800	10,700			
ASSESSED VALUE	LAND	6,480	4,830	4,830	4,830	3,750			
	IMPR	530	600	600	0	0			
	TOTAL	7,010	5,430	5,430	4,830	3,750			

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					
BEDROOMS					
FIREPLACES					

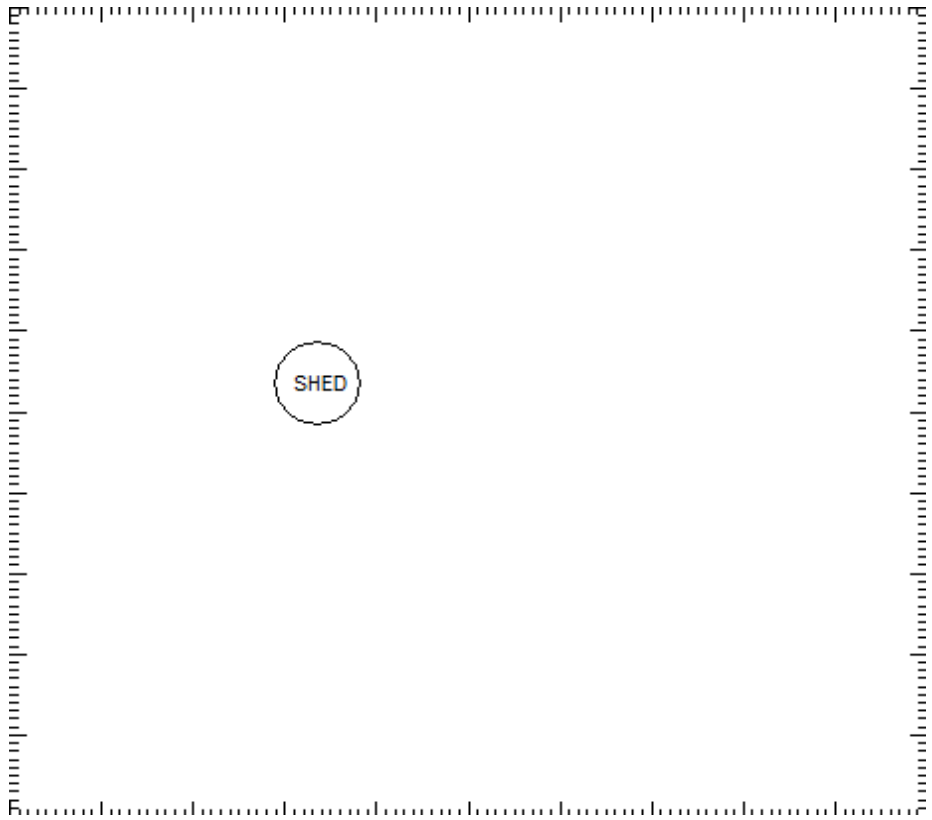
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

PLUMBING	BASE ☐				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE

SUBTOTAL		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
SUBTOTAL		0
GRADE FACTOR		%
UNADJUSTED VALUE		0
FACTOR		%

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1 Shed		10x16	160	C	9.90	2020		A	1,580	3	1,530		1,500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		1,500

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COMMENTS

(Rollback Basis=$18,500)