05-056900.0000

KLINGSHIRN MAXWELL R
KLINGSHIRN MAXWELL R
426 E WALNUT ST
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-34-109-029

LEGAL INFORMATION
CITIZENS ADD
W 1/2 ALSO PT LOT 191
LOT#: 192

Property Class: 510
Neighborhood
000503-TM50
Map: 14D1
Block:
Card: 46
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KLINGSHIRN MAXWELL R	426 E WALNUT ST	COLDWATER	OH	45828	02/14/2023	110,000	WDC : 66	☐	■
2	PFEIFER KALEIOKALANI M	426 E WALNUT ST	COLDWATER	OH	45828	08/07/2015	68,000	WDC : 530	☐	■
3	MOELLER NATHAN C	426 WALNUT ST	COLDWATER	OH	45828	04/11/2000	54,500	: A : 0	☐	■

X: ☐ TTO LISTER: NS DATE: 02/04/2005 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
426 E WALNUT ST, COLDWATER

COMMENT
TY2022:Net Gen=$869.54, Other Assessment=$0.00

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F57 D71	ST395 DP69 ADJ273		15,600 0
			TOTAL	15,600 0

VALUATION SUMMARY

VALUE YEAR		2023	2023	2020	2017				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	15,600	9,800	8,900	7,100				
	IMPR	73,200	58,700	58,700	56,400				
	TOTAL	88,800	68,500	67,600	63,500				
ASSESSED VALUE	LAND	5,460	3,430	3,120	2,490				
	IMPR	25,620	20,550	20,550	19,740				
	TOTAL	31,080	23,980	23,670	22,230				

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	☐	☐	☐	☐	☐

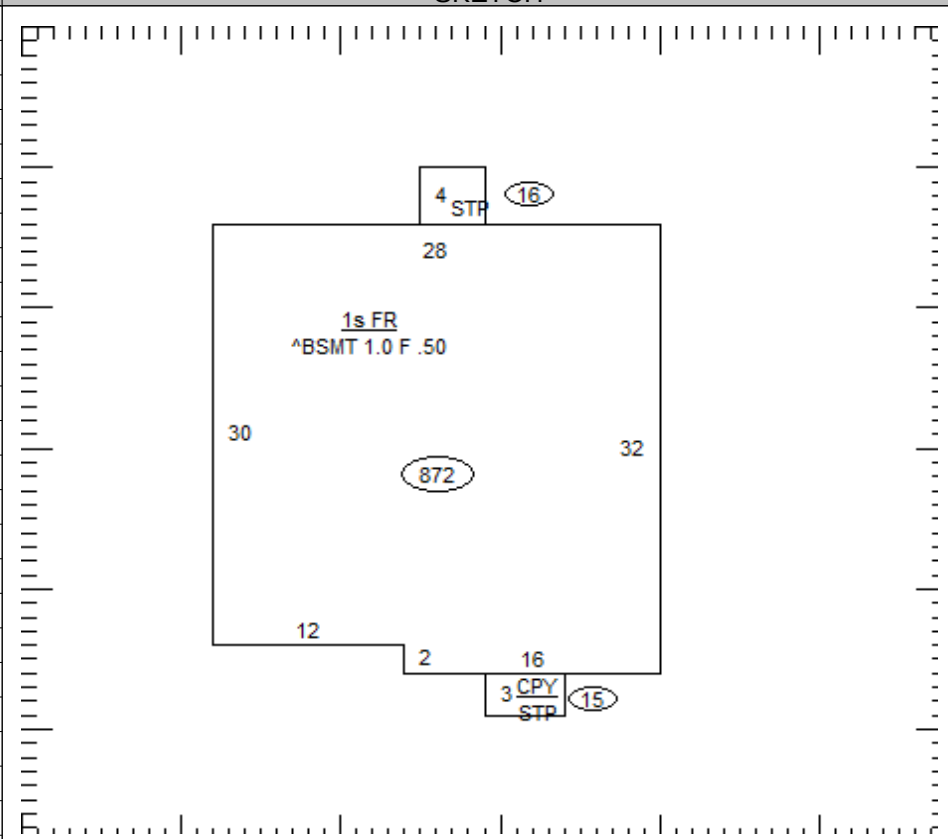
ACCOMMODATIONS					
# OF ROOMS	2				
BEDROOMS					
FIREPLACES					

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		1			
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	872	FR	145,100
BSMT	872		12,470
SUBTOTAL			157,570
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	420 S.F.		6,010
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	872 S.F.		1,440
PLUMBING #	3		3,630
GARAGES & CARPORTS			0
EXTRA FEATURES			500
SUBTOTAL			169,150
GRADE FACTOR			80 %
UNADJUSTED VALUE			135,320
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	872	D		1957		A	135,320	47	71,720		73,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		73,200

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COMMENTS

Dwelling has an Economic Factor of 102%