

BUTLER TWP-COLDWATER CORP / COLDWATER SD  
08-27-379-003

Property Class: 510

Neighborhood  
000502-TM50

Map: 14A6

Block:

Card: 102

Bk: Pg:

05-061400.0000

**LEGAL INFORMATION**

FETZER ADD

LOT#: 235

**BLACK AMBER M**  
BLACK AMBER M  
509 E NORTH ST  
COLDWATER, OH 45828

|   | OWNERSHIP         | ADDRESS        | CITY      | STATE | ZIP   | DATE       | AMOUNT  | DEED:CONV#  | JS                       | VALID                               |
|---|-------------------|----------------|-----------|-------|-------|------------|---------|-------------|--------------------------|-------------------------------------|
| 1 | BLACK AMBER M     | 509 E NORTH ST | COLDWATER | OH    | 45828 | 05/18/2021 | 104,000 | WDC : 388   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | HOWE CONNIE S     | 330 E NORTH ST | COLDWATER | OH    | 45828 | 06/24/2011 | 0       | QCE : X : 0 | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3 | HOWE NICHOLIS A & | 330 E NORTH ST | COLDWATER | OH    | 45828 | 08/21/2003 | 60,000  | : A : 0     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

X:  TTO LISTER: DA DATE: 03/14/2005 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     | 509 E 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      | <b>COMMENT</b>  |
| <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=\$950.36, Other                        |
| <input 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: add can/pat, cor<br>stry hgt |

**LAND COMPUTATIONS**

| LAND TYPE | SIZE     | M     | RATE | C      | INF | M | VALUE  | C |
|-----------|----------|-------|------|--------|-----|---|--------|---|
| F:Front   | F48 D132 | ST350 | DP94 | ADJ329 |     |   | 15,800 | 0 |
| TOTAL     |          |       |      |        |     |   | 15,800 | 0 |

**VALUATION SUMMARY**

| VALUE YEAR        | 2023                    | 2020   | 2017   |  |  |  |  |
|-------------------|-------------------------|--------|--------|--|--|--|--|
| REASON FOR CHANGE | RAPP                    | RAPP   | RAPP   |  |  |  |  |
| APPRAISED VALUE   | <u>LAND</u><br>15,800   | 11,900 | 9,000  |  |  |  |  |
|                   | <u>IMPR</u><br>88,500   | 62,000 | 54,400 |  |  |  |  |
|                   | <u>TOTAL</u><br>104,300 | 73,900 | 63,400 |  |  |  |  |
| ASSESSED VALUE    | <u>LAND</u><br>5,530    | 4,170  | 3,150  |  |  |  |  |
|                   | <u>IMPR</u><br>30,980   | 21,700 | 19,040 |  |  |  |  |
|                   | <u>TOTAL</u><br>36,510  | 25,870 | 22,190 |  |  |  |  |

| OCCUPANCY  | EXTERIOR                                     | FLOOR | AREA | CONST | VALUE   |
|--|--|-------|------|-------|---------|
| <input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input type="checkbox"/> WOOD                | 1     | 991  | FR    | 159,830 |
| <input type="checkbox"/> CONVERSION  | <input type="checkbox"/> STUCCO              | .25   | 248  | FR    | 36,440  |
| <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               |       |      |       |         |

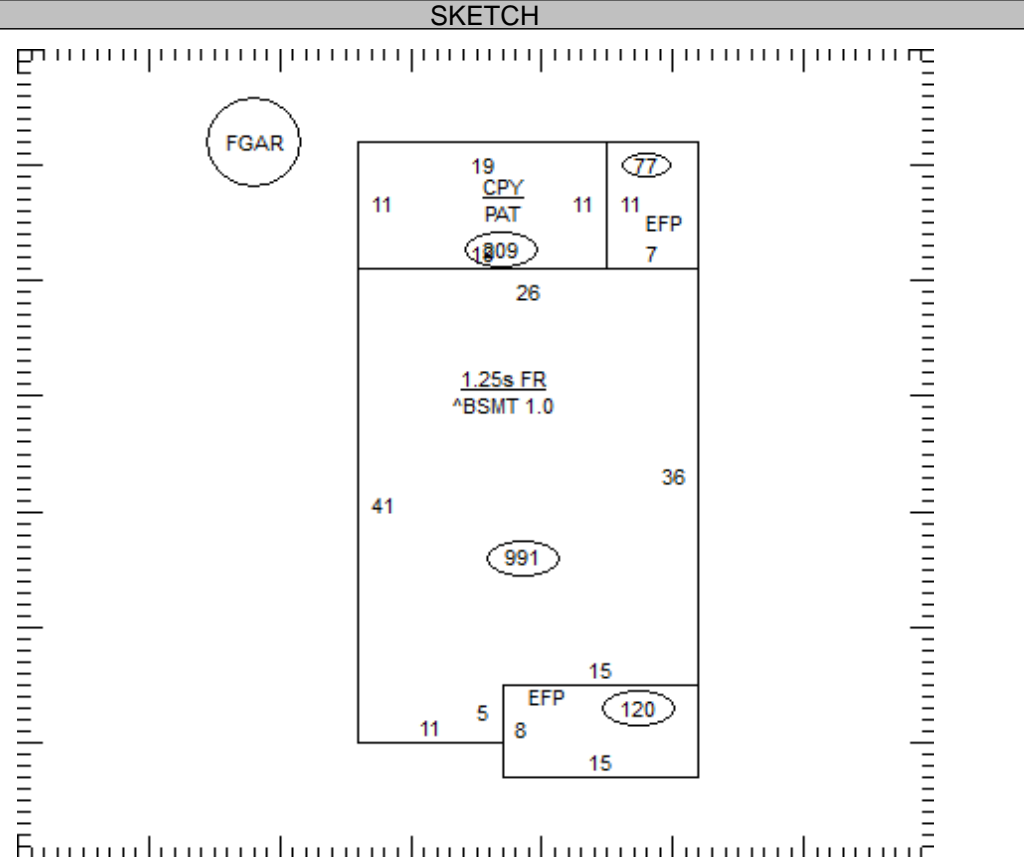
| ROOFING                                      | ROOF TYPE                                 |
|--|---|
| <input type="checkbox"/> METAL               | <input checked="" type="checkbox"/> GABLE |
| <input type="checkbox"/> SLT/TLE             | <input type="checkbox"/> HIP              |
| <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WOOD       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TILE/COMPO | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CARPET     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input 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 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 | B                        | 1                                   | 2                                   | 3                        | U                                   |
|----------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| # OF ROOMS     | 2                        | 7                                   |                                     |                          |                                     |
| BEDROOMS       |                          | 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| PLUMBING       |                          |                                     |                                     |                          | <input checked="" type="checkbox"/> |
| X FULL BATH    |                          |                                     |                                     |                          |                                     |
| X HALF BATH    |                          |                                     |                                     |                          |                                     |
| X FIXTURES     |                          |                                     |                                     |                          |                                     |

|                         |            |  |         |
|-------------------------|------------|--|---------|
| BSMT                    | 991        |  | 14,170  |
| <b>SUBTOTAL</b>         |            |  | 210,440 |
| MULTI-FAMILY #          | 0          |  | 0       |
| BUILDING TYPE           | 100%       |  | 0       |
| BSMT FINISH             | 0 S.F.     |  | 0       |
| FIREPLACE #             | 0          |  | 0       |
| HEATING                 | 0 S.F.     |  | 0       |
| AIR COND                | 1,239 S.F. |  | 2,050   |
| PLUMBING #              | 0          |  | 0       |
| GARAGES & CARPORTS      |            |  | 0       |
| EXTRA FEATURES          |            |  | 8,100   |
| <b>SUBTOTAL</b>         |            |  | 220,590 |
| GRADE FACTOR            |            |  | 80 %    |
| <b>UNADJUSTED VALUE</b> |            |  | 176,470 |
| FACTOR                  |            |  | 100 %   |



| OCCUPANCY     | ST.HT | SIZE  | AREA  | GRADE | PRICE | AGE  | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|---------------|-------|-------|-------|-------|-------|------|------|-----|-----------|------|----------|------|----------|
| DWELLING      | 1.25  | SK    | 1,239 | D     |       | 1928 |      | A   | 176,470   | 50   | 88,240   |      | 88,200   |
| 1 Gar - Frame | 8     | 10x28 | 280   | D     | 18.96 | 1928 |      | A   | 5,310     | 95   | 270      |      | 300      |
| 2             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 3             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 4             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 5             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 6             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 7             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 8             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 9             |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 10            |       |       |       |       |       |      |      |     |           |      |          |      |          |
| 11            |       |       |       |       |       |      |      |     |           |      |          |      |          |

05-061400.0000 TOTAL 88,500

**COMMENTS**

Dwelling has an Economic Factor of 100%