



\*05-061500.0000\*

BUTLER TWP-COLDWATER CORP  
 COLDWATER SD  
 08-27-379-004

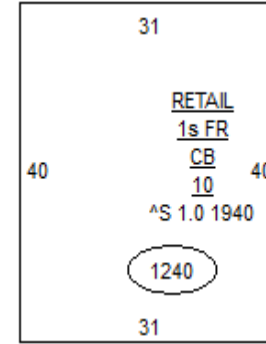
**LEGAL INFORMATION**

FETZER ADD

LOT#: 236  
**PRENGER WILLIAM N & TAYLOR JOSHUA W**  
 PRENGER WILLIAM N & TAYLOR JOSHUA W  
 301 N SEVENTH ST  
 COLDWATER, OH 45828

Neighborhood CVIL70-70	
Map:	
Block:	
Card:	
Bk:	Pg:

COMMENT  
 TY2022:Net Gen=\$271.70, Other Assessment=\$0.00  
 DE23 CHG CODE, CLASS, RMV BUSINESS NAME, ALLOW VAC; DESKTOP RVW



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/02/23
04/24/2023	40,000		WDC : 209	420	<input checked="" type="checkbox"/>	Pricer:
06/24/2011	0		QCE : X : 0	429	<input type="checkbox"/>	Reviewer:
04/26/1996	9,000		: A : 0	429	<input checked="" type="checkbox"/>	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	2023	2023	2023	2020
REASON FOR CHANGE	RAPP	RCLS	MISC	RAPP
ESTIMATED <u>LAND</u>	9,020	5,660	5,660	5,660
MARKET VALUE <u>IMPR</u>	8,340	7,670	7,670	7,770
<u>TOTAL</u>	17,360	13,330	13,330	13,430
ASSESSED <u>LAND</u>	3,160	1,980	1,980	1,980
VALUE <u>IMPR</u>	2,920	2,680	2,680	2,720
<u>TOTAL</u>	6,080	4,660	4,660	4,700

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F48 D132		ST200 DP94 ADJ188				9,020	0
Totals:							9,020	0

		EX WALL	A	ROOFING	A	WINDOW	A	DOORS	A	FOUNDATION	A	FRAMING	A	
		STONE	<input type="checkbox"/>	GABLE/HIP	<input type="checkbox"/>	STORE FRT	<input type="checkbox"/>	OVERHEAD	<input type="checkbox"/>	SLAB	<input type="checkbox"/>	PRE ENG	<input type="checkbox"/>	
<b>CLASS/QUALITY RANK</b>		BRICK	<input type="checkbox"/>	SHED/FLAT	<input type="checkbox"/>	CASEMENT	<input type="checkbox"/>			CRAWL	<input type="checkbox"/>	STEEL	<input type="checkbox"/>	
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	<input type="checkbox"/>	CON DECK	<input type="checkbox"/>	DBLH	<input type="checkbox"/>			PILE/COL	<input type="checkbox"/>	REINF CONC	<input type="checkbox"/>	
B) R.C. FRAME	2. FAIR	WD/MTL	<input type="checkbox"/>	MTL DECK	<input type="checkbox"/>	SLIDE BY	<input type="checkbox"/>			REINFOR	<input type="checkbox"/>	CB/MASON	<input type="checkbox"/>	
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	<input type="checkbox"/>	WD DECK	<input type="checkbox"/>	<b>CANOPY</b>	A			STEEL	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	<input type="checkbox"/>	METAL	<input type="checkbox"/>	LIGHTED	<input type="checkbox"/>	STEEL INS	<input type="checkbox"/>	BRICK	<input type="checkbox"/>	POLE	<input type="checkbox"/>	
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	<input type="checkbox"/>	ASPH	<input type="checkbox"/>	SOFFITS	<input type="checkbox"/>	WOOD	<input type="checkbox"/>	STONE	<input type="checkbox"/>	TILT UP	<input type="checkbox"/>	
<b>TOTAL AREA</b>	<b>PERIMETER</b>	0	PLATE GLS	<input type="checkbox"/>	RUBBER	<input type="checkbox"/>	C S W	<input type="checkbox"/>	MTL	<input type="checkbox"/>	CON BLK	<input type="checkbox"/>	SANDWICH	<input type="checkbox"/>
<b># STORIES</b>	<b>STORY HT</b>	10	STUCCO	<input type="checkbox"/>	BUILT UP	<input type="checkbox"/>	<b>FACADE</b>	A	GLASS	<input type="checkbox"/>	FRAME	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>
<b>AGE</b>	<b>SPRINKLER</b>		INSULATED	<input type="checkbox"/>	INSULATED	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>		

H.V.A.C.		FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
Electric	<input type="checkbox"/>	Electric Wall	<input type="checkbox"/>					MASONRY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forced Air Unit	<input type="checkbox"/>	Hot Water	<input type="checkbox"/>					WD STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water, Rad	<input type="checkbox"/>	Space/ Wall Furnace	<input type="checkbox"/>					MTL STUD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FINISH DIV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Steam	<input type="checkbox"/>	Warm & Cld Air	<input type="checkbox"/>					<b>CEILING</b>	B	1	2	3	U	PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>					ACCUT/PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLASTER / DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package Unit	<input type="checkbox"/>	Ind TW Heat Pump	<input type="checkbox"/>					PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot & Cld Water	<input type="checkbox"/>	Evaporated Cool	<input type="checkbox"/>					SUSP/OPEN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GLAZED TILE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Furnace	<input type="checkbox"/>	Co-Ray-Vac	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>					STANDARD	<input type="checkbox"/>				

		PLUMBING			A	LIGHTING			A			
Complete HVAC	<input type="checkbox"/>	No Heat	<input type="checkbox"/>			EXTRA FIXTURES	<input type="checkbox"/>	FLUORESCENT	<input type="checkbox"/>	METAL HALIDE	<input type="checkbox"/>	
Refrig. Cooling	<input type="checkbox"/>	Standard	<input type="checkbox"/>			STANDARD	<input type="checkbox"/>	SODIUM VAP	<input type="checkbox"/>	STANDARD	<input type="checkbox"/>	
<b>YARD ITEMS</b>		2 FIXTURE BATH				MERCURY VAP			<input type="checkbox"/>			
		3 FIXTURE BATH							<input type="checkbox"/>			

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE
A 420.001:Retail store: < 5,000 SF		10	40 X 31	1	1,240		1940		A	B	23.00	28,520	61	25(Vac)	0	8,340

<b>AMENITY TOTAL</b>																	0
															<b>TOTAL IMPR</b>	8,340	

COMMENTS



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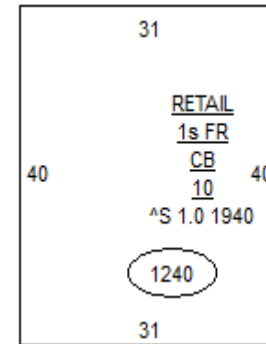
BUTLER TWP-COLDWATER CORP  
 COLDWATER SD  
 08-27-379-004

**LEGAL INFORMATION**

FETZER ADD

LOT#: 236  
**PRENGER WILLIAM N & TAYLOR JOSHUA W**  
 PRENGER WILLIAM N & TAYLOR JOSHUA W  
 301 N SEVENTH ST  
 COLDWATER, OH 45828  
 COMMENT

Neighborhood CVIL70-70	
Map:	
Block:	
Card:	
Bk:	Pg:



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/02/23
04/24/2023	40,000		WDC : 209	420	<input checked="" type="checkbox"/>	Pricer:
06/24/2011	0		QCE : X : 0	429	<input type="checkbox"/>	Reviewer:
04/26/1996	9,000		: A : 0	429	<input checked="" type="checkbox"/>	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY			
VALUE YEAR		2017	
REASON FOR CHANGE		RAPP	
ESTIMATED	LAND	5,660	
MARKET VALUE	IMPR	8,480	
	TOTAL	14,140	
ASSESSED	LAND	1,980	
VALUE	IMPR	2,970	
	TOTAL	4,950	

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						9,020	0	9,020

		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING		
		STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG		
<b>CLASS/QUALITY RANK</b>		BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL		
A) FP STRUCT. STEEL FRAME	1. BASIC	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC		
B) R.C. FRAME	2. FAIR	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON		
C) MASONRY BEARING WALLS	3. AVE	ENAM STL	WD DECK	<b>CANOPY</b>		STEEL	FRAME		
D) WD OR STEEL FR EX. WALLS	4. GOOD	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE		
S) METAL M) MILL P) POLE	5. EXCEL	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP		
<b>TOTAL AREA</b>	<b>PERIMETER</b>	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH		
<b># STORIES</b>	<b>STORY HT</b>	STUCCO	BUILT UP	<b>FACADE</b>	GLASS	FRAME	STANDARD		
<b>AGE</b>	<b>SPRINKLER</b>	INSULATED	INSULATED		STANDARD	STANDARD			

H.V.A.C.		FLOORS	B	1	2	3	U	PARTITIONS	B	1	2	3	U	INTERIOR FINISH	B	1	2	3	U
Electric	<input type="checkbox"/> Electric Wall	<input type="checkbox"/> CONCRETE						MASONRY						UNFINISHED					
Forced Air Unit	<input type="checkbox"/> Hot Water	<input type="checkbox"/> WOOD						WD STUD						FINISH OPEN					
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	<input type="checkbox"/> TILE A Q V T						MTL STUD						FINISH DIV					
Steam	<input type="checkbox"/> Warm & Cld Air	<input type="checkbox"/> CARPET						<b>CEILINGS</b>	B	1	2	3	U	PANEL					
Ventilation	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> ASPHALT						ACCUT/PANEL						PLASTER / DW					
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	<input type="checkbox"/> GRAVEL						PLASTER/DW						BLOCK					
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	<input type="checkbox"/> DIRT						SUSP/OPEN						GLAZED TILE					
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	<input type="checkbox"/> STANDARD						STANDARD						STANDARD					
Complete HVAC	<input type="checkbox"/> No Heat	<input type="checkbox"/>	<b>PLUMBING</b>					<b>LIGHTING</b>											
Refrig. Cooling	<input type="checkbox"/> Standard	<input type="checkbox"/>	NO PLUMBING					EXTRA FIXTURES					FLUORESCENT						
			2 FIXTURE BATH					STANDARD					SODIUM VAP						
			3 FIXTURE BATH										MERCURY VAP						
													METAL HALIDE						
													STANDARD						

**YARD ITEMS**

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL 0  
TOTAL IMPR 8,340

COMMENTS