05-063500.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-33-236-010

Property Class: 510
Neighborhood 000505-TM50
Map: 14C2
Block:
Card: 32
Bk: Pg:

HILEMAN STEVEN M & LINDSAY M
HILEMAN STEVEN M & LINDSAY M
314 S FIRST ST
COLDWATER, OH 45828

LEGAL INFORMATION
WEIS ADD
S 1/2 LOT 260 & 1/2 VAC ALLEY TO WEST
LOT#: 259

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HILEMAN STEVEN M &	314 S FIRST ST	COLDWATER	OH	45828	10/29/2018	275,000	WDC : 846	☐	■
2	FULMER JAMES DENNIS & JILL	314 S FIRST ST	COLDWATER	OH	45828	12/20/2013	239,000	WDC : 883	☐	■
3	HOYING GARY H	314 S FIRST ST	COLDWATER	OH	45828	09/02/2010	0	QCE : X : 0	☐	☐

X: ☐ TTO LISTER: TM DATE: 07/15/2004 TIME: 02:59:19 PM ☐ 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
314 S FIRST ST, COLDWATER

COMMENT
TY2022:Net Gen=$3,526.98, Other Assessment=$0.00
DE09 PER DATA MAILER ADDED AC & G FIREPLACE; CORRECTED PLMG & FIN BASEMENT SQ FT
DE16 DESKTOP REVIEW CHG: add pat, cor omp msmnts
DE21 PER DATA MAILER ADD FULL AND 1/2 BATH AND 2 XTRA FIXTURES

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F82 D116	ST345 DP87 ADJ300		24,600 0
			TOTAL	24,600 0

VALUATION SUMMARY

VALUE YEAR		2023	2021	2020	2017				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	24,600	18,400	18,400	14,300				
	IMPR	373,000	255,900	247,800	174,700				
	TOTAL	397,600	274,300	266,200	189,000				
ASSESSED VALUE	LAND	8,610	6,440	6,440	5,010				
	IMPR	130,550	89,570	86,730	61,150				
	TOTAL	139,160	96,010	93,170	66,160				

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	3	2		
BEDROOMS	1		2		
FIREPLACES		1			

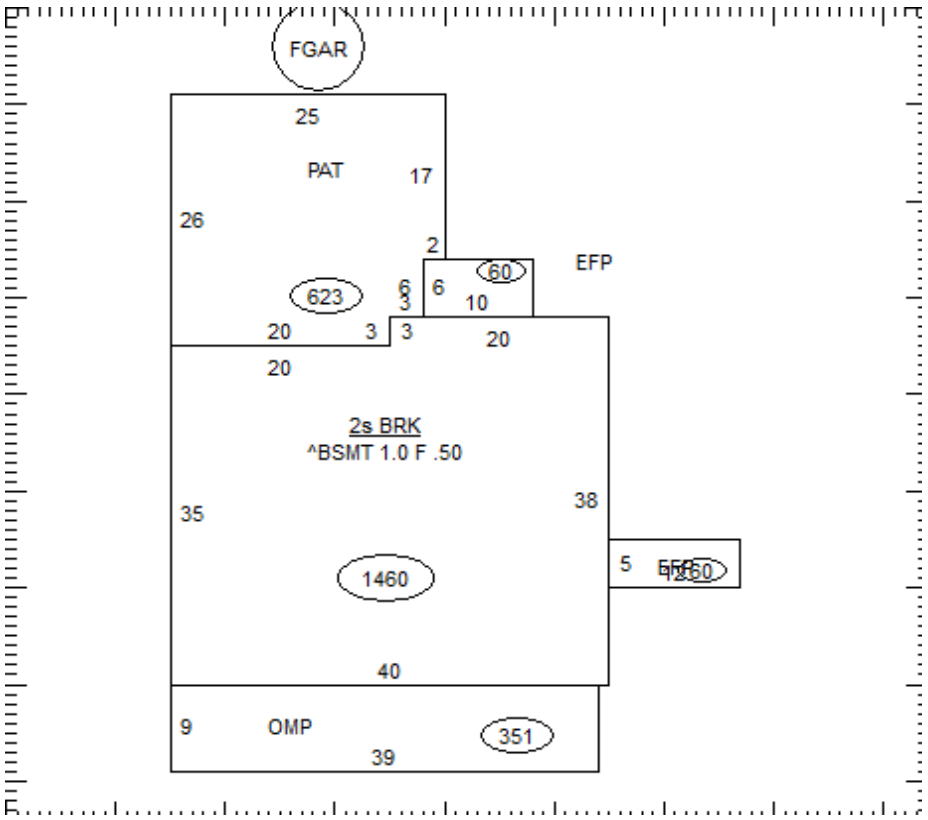
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	■	■	■	☐	☐
HW/STEAM	■	■	■	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	■	■	■	☐	☐

PLUMBING					BASE ■
X FULL BATH		2			
X HALF BATH		1			
X FIXTURES		2			

FLOOR	AREA	CONST	VALUE
1	1460	BRK	212,210
2ND	1460	BRK	101,860
BSMT	1460		20,880

SUBTOTAL			334,950
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	730	S.F.	10,440
FIREPLACE #	1		4,400
HEATING	0	S.F.	0
AIR COND	3,650	S.F.	6,020
PLUMBING #	10		12,100
GARAGES & CARPORTS			0
EXTRA FEATURES			12,700
SUBTOTAL			380,610
GRADE FACTOR			115 %
UNADJUSTED VALUE			437,700
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,920	B-		1908	2003	A	437,700	26	323,900		372,500
1 Gar - Frame		18x24	432	C	23.70	1942		A	10,240	95	510		500
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		373,000

05-063500.0000

COMMENTS

Dwelling has an Economic Factor of 115%

05-063500.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-33-236-010

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Neighborhood 000505-TM50
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Block:
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Bk: Pg:

HILEMAN STEVEN M & LINDSAY M
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COLDWATER, OH 45828

LEGAL INFORMATION
WEIS ADD
S 1/2 LOT 260 & 1/2 VAC ALLEY TO WEST
LOT#: 259

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HOYING GARY H	314 S FIRST ST	COLDWATER	OH	45828	04/28/2003	150,000	: A : 0	☐	■
2							0	0	☐	☐
3							0	0	☐	☐

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STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
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☐ 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
314 S FIRST ST, COLDWATER

COMMENT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
			TOTAL	24,600 0

VALUATION SUMMARY

VALUE YEAR									
REASON FOR CHANGE									
APPRAISED VALUE	LAND								
	IMPR								
	TOTAL								
ASSESSED VALUE	LAND								
	IMPR								
	TOTAL								

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					

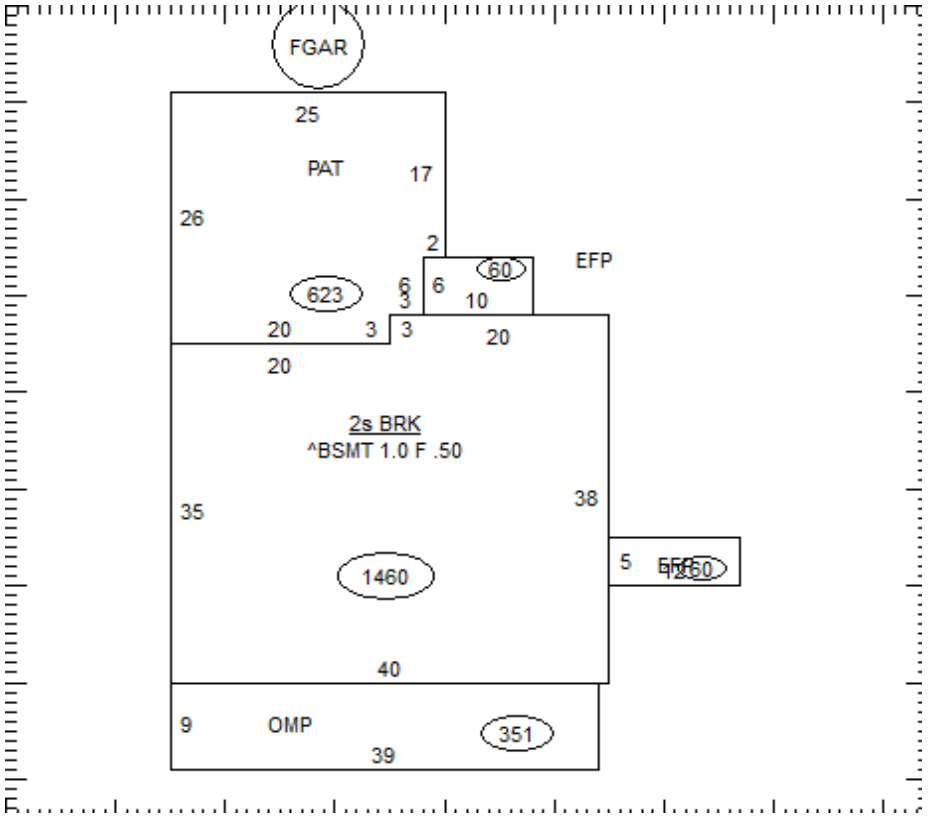
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	☐	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	☐	☐	☐	☐

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													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
												TOTAL	0

05-063500.0000

COMMENTS