05-065500.0000

GRIESDORN ADAM
GRIESDORN ADAM
418 E SOUTH ST
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-34-113-011

LEGAL INFORMATION
FETZERS 2ND ADD

LOT#: 277

Property Class: 510
Neighborhood
000503-TM50
Map: 14D1
Block:
Card: 72
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	GRIESDORN ADAM	418 E SOUTH ST	COLDWATER	OH	45828	04/06/2023	182,000	WDC : 180	☐	■
2	SEIFERT GREGORY C	418 E SOUTH ST	COLDWATER	OH	45828	01/04/2000	0	: X : 0	☐	☐
3							0	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
418 E SOUTH ST, COLDWATER

COMMENT
TY2022:Net Gen=$1,520.12, Other Assessment=$0.00
DE22 ADD LT, INCR PAT MSMNTS; DESKTOP RVW

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F50 D132	ST395 DP94 ADJ371		18,600 0
			TOTAL	18,600 0

VALUATION SUMMARY

VALUE YEAR		2023	2022	2020	2017				
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP				
APPRAISED VALUE	LAND	18,600	11,700	11,700	9,400				
	IMPR	129,800	106,500	104,700	90,700				
	TOTAL	148,400	118,200	116,400	100,100				
ASSESSED VALUE	LAND	6,510	4,100	4,100	3,290				
	IMPR	45,430	37,280	36,650	31,750				
	TOTAL	51,940	41,380	40,750	35,040				

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	3	6	3		
BEDROOMS		1	3		
FIREPLACES					

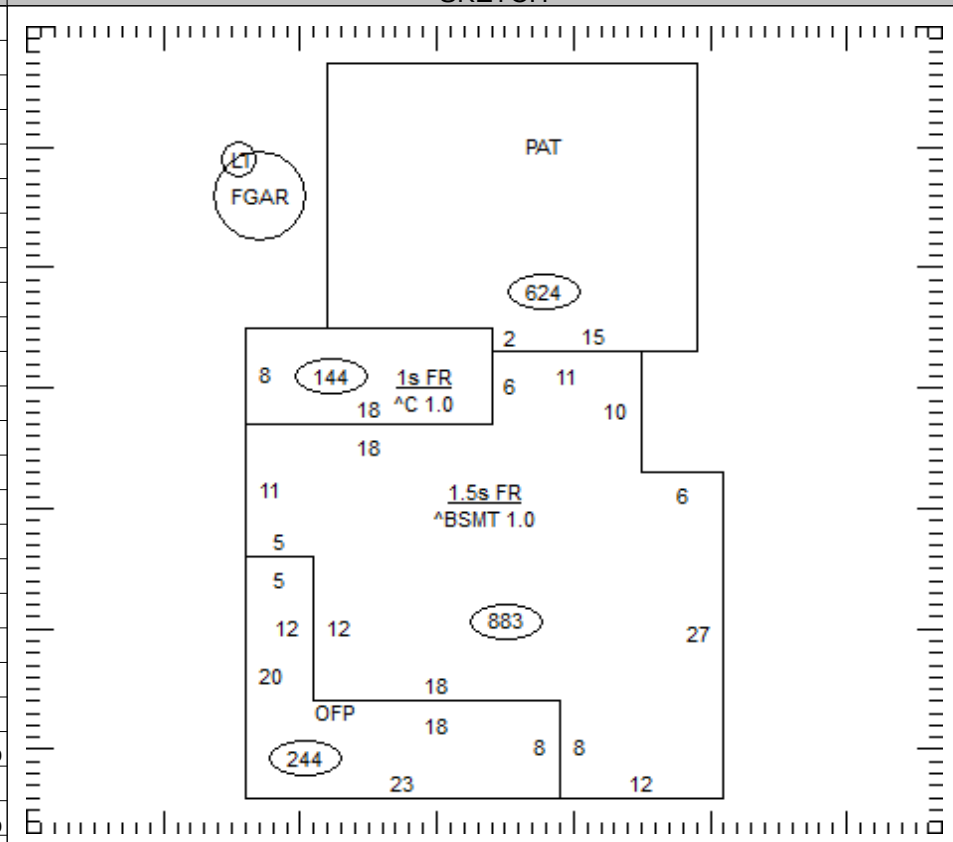
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1027	FR	162,920
.5	442	FR	43,430
BSMT	883		12,630

SUBTOTAL		218,980
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,027 S.F.	1,690
PLUMBING #	3	3,630
GARAGES & CARPORTS		0
EXTRA FEATURES		6,400
SUBTOTAL		230,700
GRADE FACTOR		100 %
UNADJUSTED VALUE		230,700
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,469	C		1915		A	230,700	45	126,890		129,400
1 Gar - Frame		12x16	192	D	18.96	1960		A	3,640	90	360		400
2 Lean - To		4x10	40	C	4.80	1960		A	190	90	20		0
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		129,800

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COMMENTS

Dwelling has an Economic Factor of 102%