



05-076300.0000

BUTLER TWP-COLDWATER CORP / COLDWATER SD  
08-33-201-002

Page 1 of 1  
Property Class: 510  
Neighborhood  
000505-TM50  
Map: 14C4  
Block:  
Card: 24  
Bk: Pg:

**LEGAL INFORMATION**  
BIRKMEYER HGHTS

LOT#: 383

**KANNEY SARAH J**  
KANNEY SARAH J  
727 W MAIN ST  
COLDWATER, OH 45828

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KANNEY SARAH J	727 W MAIN ST	COLDWATER	OH	45828	11/17/2021	96,500	WDC : 966	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	MUHLENKAMP ALFREDA	727 W MAIN ST	COLDWATER	OH	45828 -1612	07/15/1991	46,900	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: NS DATE: 02/02/2005 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	727 W MAIN 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=\$864.40, Other Assessment=\$0.00 DE16 DESKTOP RVW CHG: add cnpy/pat area DE22 RMV HOMESTEAD CREDIT
<input checked="" 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	
<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	

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F51 D132	ST345	DP94	ADJ324			16,500	0
					<b>TOTAL</b>		16,500	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED	<u>LAND</u>	16,500	12,300	9,600			
VALUE	<u>IMPR</u>	81,900	54,900	50,200			
	<u>TOTAL</u>	98,400	67,200	59,800			
ASSESSED	<u>LAND</u>	5,780	4,310	3,360			
VALUE	<u>IMPR</u>	28,670	19,220	17,570			
	<u>TOTAL</u>	34,450	23,530	20,930			

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	894	FR	148,760
BSMT	894		12,780
<b>SUBTOTAL</b>			<b>161,540</b>

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

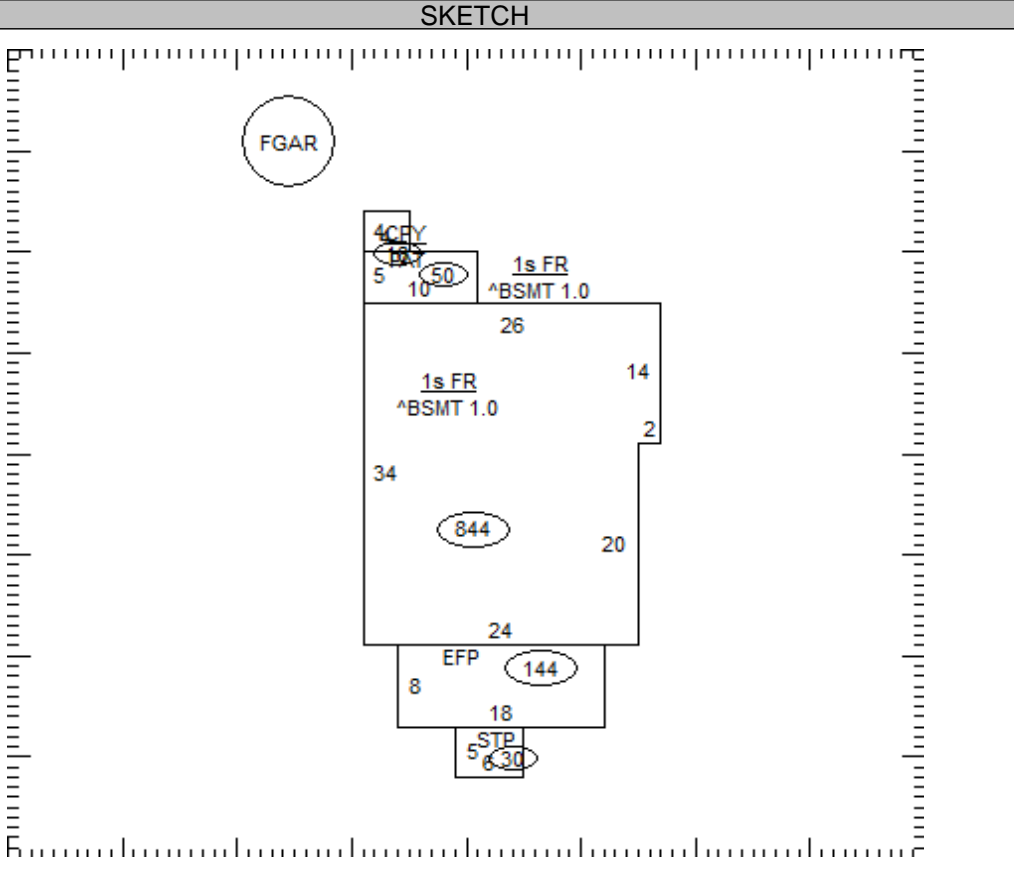
**FLOORS** B 1 2 3 U  
 CONCRETE       
 WOOD       
 TILE/COMPO       
 CARPET

**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 5  
 BEDROOMS 2  
 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

MULTI-FAMILY #	0	0
BUILDING TYPE	100%	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		4,700
<b>SUBTOTAL</b>		<b>166,240</b>
GRADE FACTOR		85 %
<b>UNADJUSTED VALUE</b>		<b>141,300</b>
<b>FACTOR</b>		<b>100 %</b>



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	894	D+		1928		A	141,300	50	70,650		81,200
1 Gar - Frame		12x24	288	C	23.70	1961		A	6,830	90	680		700
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-076300.0000

TOTAL 81,900

**COMMENTS**

Dwelling has an Economic Factor of 115%