

BUTLER TWP-COLDWATER CORP / COLDWATER SD  
08-28-476-002

Property Class: 510  
Neighborhood  
000506-TS50  
Map: 14B10  
Block:  
Card: 45  
Bk: Pg:

05-096800.0000

**KLINGSHIRN JAMES L & ASHLEY M**  
KLINGSHIRN JAMES L & ASHLEY M  
407 W ELIZABETH ST  
COLDWATER, OH 45828

**LEGAL INFORMATION**  
SELHORST FIRST ADDITION

LOT#: 580

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1 KLINGSHIRN JAMES L &	407 W ELIZABETH ST	COLDWATER	OH	45828	06/04/2018	185,000	WDC : 386	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 HRYCKO ANDREW P & JULIE A	407 W ELIZABETH ST	COLDWATER	OH	45828	09/09/1994	67,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3						0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO    LISTER:    DATE: 04/28/2023    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 type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input type="checkbox"/> LEVEL <input checked="" type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input checked="" type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU	407 W ELIZABETH ST, COLDWATER <b>COMMENT</b> TY2022:Net Gen=\$2,271.30, Other Assessment=\$0.00 DE17 CORR FIN BASEMENT SQ FT PER MEDIA DE19 RMV OWN OCC; DIDN'T RET APP DE23 DESKTOP RVW//RMV FP

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F58 D132	ST440	DP94	ADJ414			24,000	0
TOTAL						24,000	0	

**VALUATION SUMMARY**

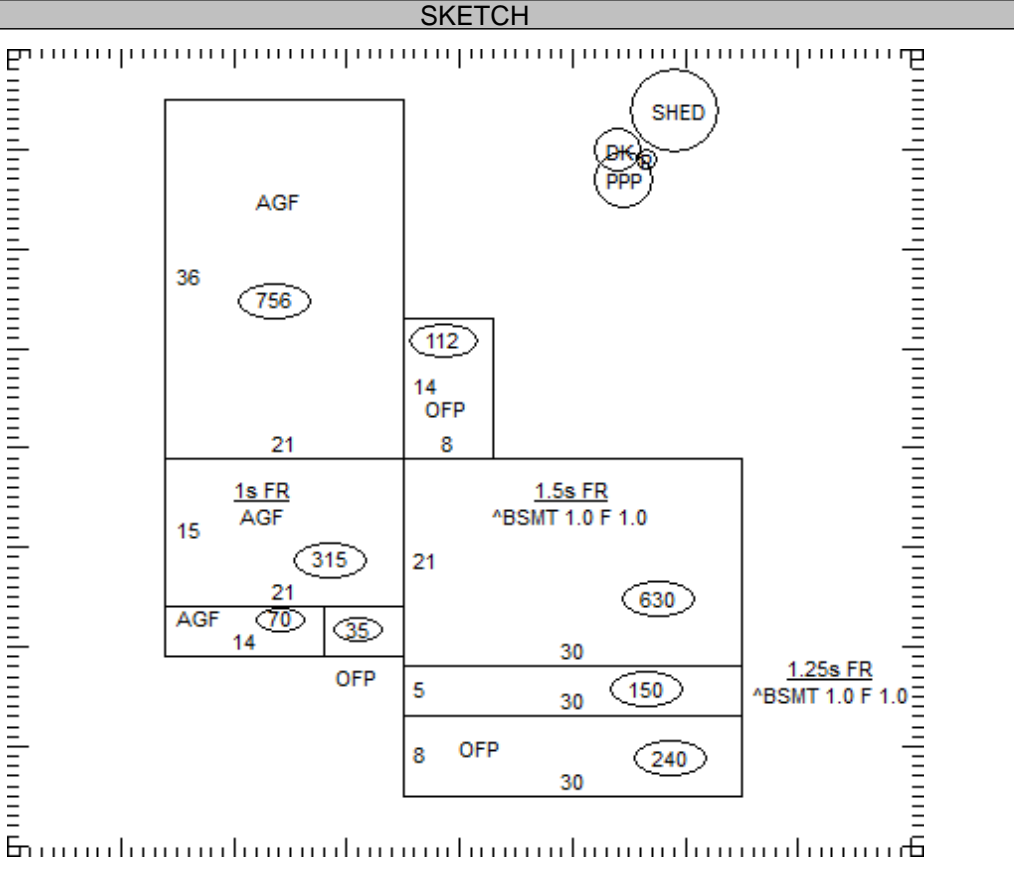
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	MISC				
APPRaised	<u>LAND</u>	24,000	17,000	14,200			
VALUE	<u>IMPR</u>	182,600	155,400	130,400			
	<u>TOTAL</u>	206,600	172,400	144,600			
ASSESSED	<u>LAND</u>	8,400	5,950	4,970			
VALUE	<u>IMPR</u>	63,910	54,390	45,640			
	<u>TOTAL</u>	72,310	60,340	50,610			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD	1	1095	FR	170,800
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO	.25	38	FR	5,340
<b>BUILDING TYPE</b>	<input checked="" type="checkbox"/> ALM/VYNL	.5	315	FR	30,470
<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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					
# OF ROOMS	1	4		2	
BEDROOMS	1	1		2	
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PLUMBING	BASE	<input checked="" type="checkbox"/>			
X FULL BATH	1				
X HALF BATH					
X FIXTURES	2				

BSMT	780		11,150
<b>SUBTOTAL</b>			217,760
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	780 S.F.		11,150
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	2,228 S.F.		3,680
PLUMBING #	5		6,050
GARAGES & CARPORTS			28,200
EXTRA FEATURES			6,300
<b>SUBTOTAL</b>			273,140
GRADE FACTOR			105 %
<b>UNADJUSTED VALUE</b>			286,800
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1.5	SK	1,448	C+		1949		A	286,800	45	157,740		181,400
1 Pool - PP		16x26	416	C		2000		A		37			0
2 WDDK		4x20	80	C	10.13	2000		A	810	37	510		500
3 Patio		20x20	400	C	4.05	1990		A	1,620	57	700		700
4 Shed		10x14	140	C		2010		A		21			0
5													
6													
7													
8													
9													
10													
11													

05-096800.0000	<b>TOTAL</b>	182,600
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**COMMENTS**

Dwelling has an Economic Factor of 115%