

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-455-020

Property Class: 510

Neighborhood
000506-TS50

Map: 14B10

Block:

Card: 41

Bk: Pg:

05-097200.0000

FORSTHOEFEL DEREK C & CASSIE M

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402 W ELIZABETH ST

COLDWATER, OH 45828

LEGAL INFORMATION

SELHORST FIRST ADDITION

LOT#: 584

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FORSTHOEFEL DEREK C &	402 W ELIZABETH ST	COLDWATER	OH	45828	08/12/2019	159,900	WDC : 547	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	LANGENKAMP RYAN & LINN	402 W ELIZABETH ST	COLDWATER	OH	45828	06/18/2013	81,500	WDC : 376	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	MCNEILAN JERRY	PO BOX 177	CELINA	OH	45822	09/10/1992	64,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X: TTO LISTER: NS DATE: 01/26/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

PAVED LEVEL WATER IMPROVING A. NO ROAD F. RESTRICT 402 W ELIZABETH ST, COLDWATER
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$1,782.72, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE14 RMV 2.5%RB/ DIDN'T RET APP
DE15 PER DATA MAILER CORR PLMB/ ADD PT
DE16 DESKTOP REVIEW CHG: cor sketch & ex
features

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F72 D122	ST440	DP90	ADJ396			28,500	0
TOTAL							28,500	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017
REASON FOR CHANGE	RAPP	RAPP	RAPP
APPRAISED	28,500	20,200	16,800
VALUE	IMPR	136,200	115,100
	TOTAL	164,700	135,300
		106,500	
ASSESSED	LAND	9,980	7,070
VALUE	IMPR	47,670	40,290
	TOTAL	57,650	47,360
		37,280	

OCCUPANCY		EXTERIOR	
<input checked="" type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input checked="" type="checkbox"/> WOOD
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO		
BUILDING TYPE			
<input type="checkbox"/> MOBILE HOME	<input checked="" type="checkbox"/> ALM/VYNL		
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> CONC BLK		
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> METAL		
<input type="checkbox"/>	<input type="checkbox"/> BRICK		
<input type="checkbox"/>	<input type="checkbox"/> STONE		

ROOFING		ROOF TYPE	
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE		
<input type="checkbox"/> SLT/TLE	<input checked="" 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"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

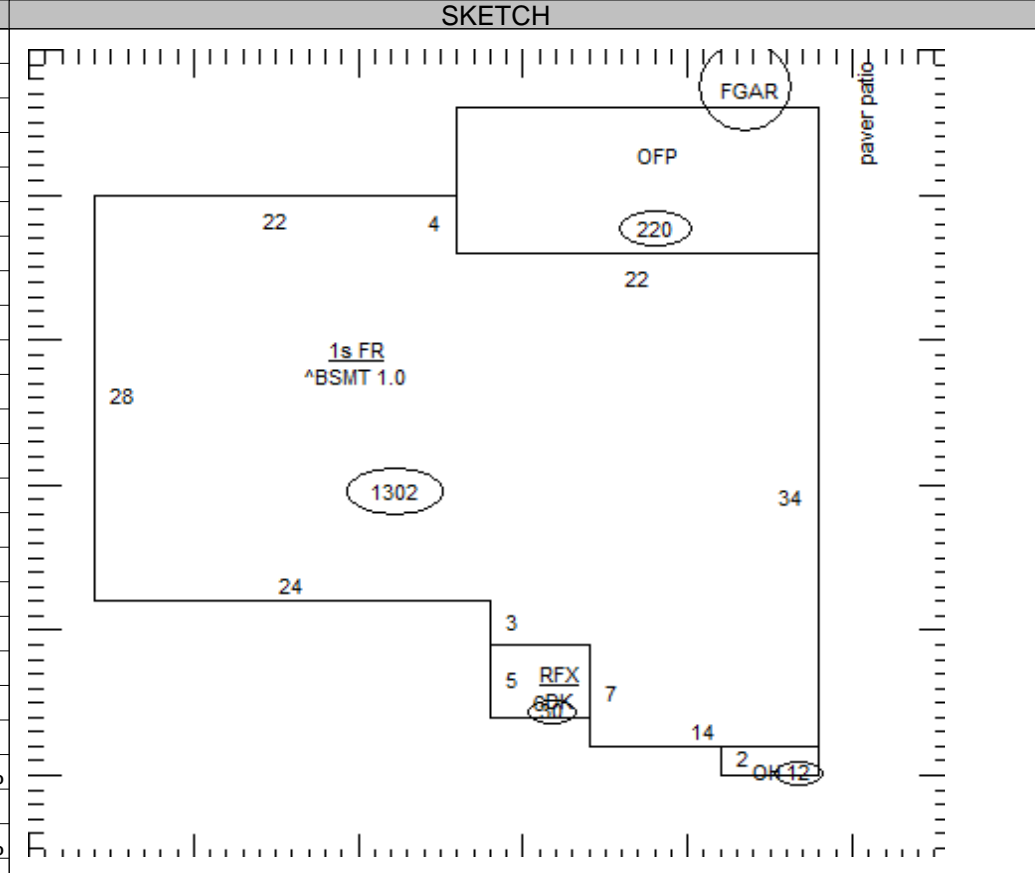
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS						
# OF ROOMS		5				
BEDROOMS		3				
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"/>	<input type="checkbox"/>
CTRL HEAT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HW/STEAM	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
HEAT PUMP	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
STVE/SPCE	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CTRL A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLUMBING		BASE <input checked="" type="checkbox"/>				
X FULL BATH		1				
X HALF BATH						
X FIXTURES						

FLOOR	AREA	CONST	VALUE
1	1302	FR	186,130
BSMT	1302		18,620
SUBTOTAL			204,750
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,302 S.F.		2,150
PLUMBING #	3		3,630
GARAGES & CARPORTS			0
EXTRA FEATURES			4,100
SUBTOTAL			214,630
GRADE FACTOR			100 %
UNADJUSTED VALUE			214,630
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,302	C		1950		A	214,630	45	118,050		135,800
1 Gar - Frame		20x20	400	D	18.96	1950		A	7,580	95	380		400
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-097200.0000 TOTAL 136,200

COMMENTS

Dwelling has an Economic Factor of 115%