

BUTLER TWP-COLDWATER CORP / COLDWATER SD 08-28-451-013

Property Class: 510  
Neighborhood  
000506-TS50  
Map: 14B9  
Block:  
Card: 51  
Bk: Pg:

05-111800.0000

**UNRAST STEVEN J & WENDEL EMILY M**  
UNRAST STEVEN J & WENDEL EMILY M  
616 PLUM DR  
COLDWATER, OH 45828

**LEGAL INFORMATION**  
SELHORST FOURTH ADDITION

LOT#: 730

OWNERSHIP		ADDRESS		CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	UNRAST STEVEN J & WENDEL	616 PLUM DR		COLDWATER	OH	45828	11/09/2015	163,000	WDC : 781	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	DIETER JESSE P & ANGELA L	616 PLUM DR		COLDWATER	OH	45828	08/18/2014	172,000	WDC : 533	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	ZEISLOFT JAMES J & SUSAN M	616 PLUM DR		COLDWATER	OH	45828	11/09/2006	125,000	WDC : A : 891	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: NS	DATE: 01/21/2005	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input checked="" type="checkbox"/> LETTER REC'D	GIS CODE
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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"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	616 PLUM DR, COLDWATER
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$2,089.82, Other
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$0.00
<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	DE16 DESKTOP REVIEW CHG: cor pat, add shed w/ ofp

LAND COMPUTATIONS						
LAND TYPE	SIZE	M	RATE	C	INF	M VALUE C
F:Front	F80 D139	ST440 DP96 ADJ422				33,800 0
					TOTAL	33,800 0

VALUATION SUMMARY							
VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRaised	<u>LAND</u> 33,800	24,000	20,000				
VALUE	<u>IMPR</u> 171,600	138,500	114,000				
	<u>TOTAL</u> 205,400	162,500	134,000				
ASSESSED	<u>LAND</u> 11,830	8,400	7,000				
VALUE	<u>IMPR</u> 60,060	48,480	39,900				
	<u>TOTAL</u> 71,890	56,880	46,900				

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

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**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

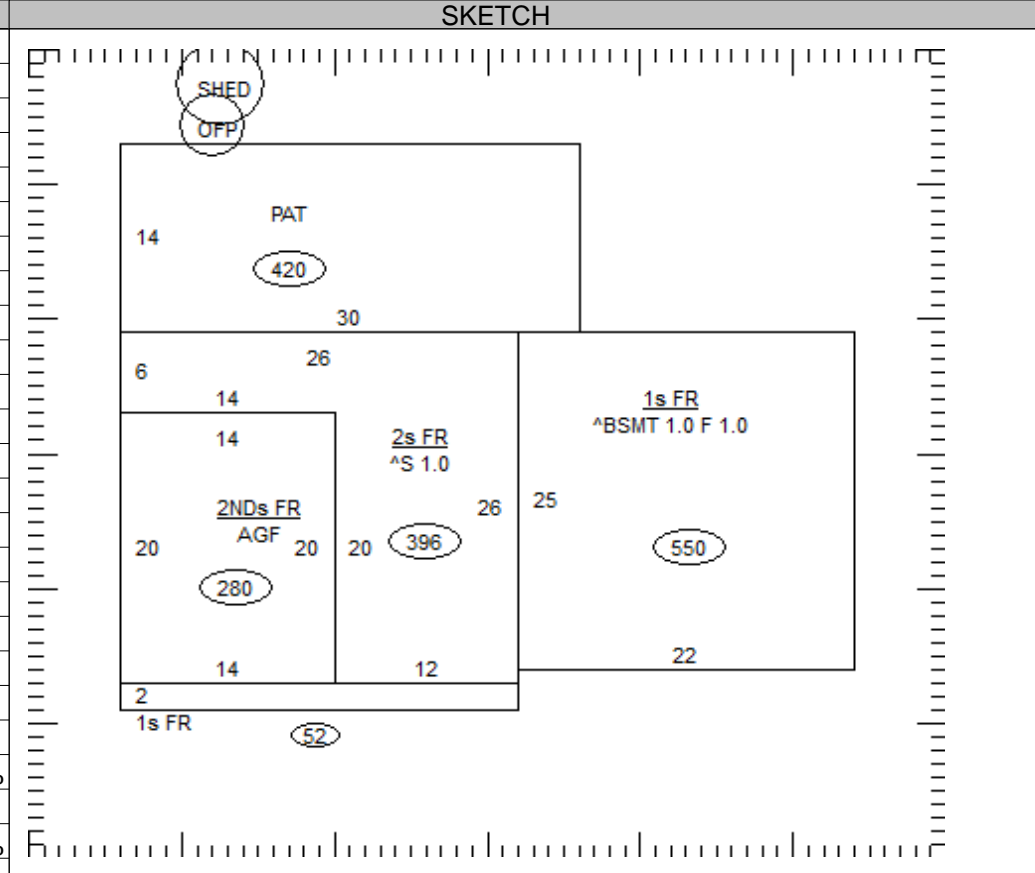
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 2 4 3  
 BEDROOMS 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	998	FR	160,960
2ND	676	FR	52,330
BSMT	550		7,870
<b>SUBTOTAL</b>			221,160
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	550 S.F.		7,870
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,674 S.F.		2,770
PLUMBING #	3		3,630
GARAGES & CARPORTS			6,900
EXTRA FEATURES			1,700
<b>SUBTOTAL</b>			244,030
GRADE FACTOR			105 %
<b>UNADJUSTED VALUE</b>			256,230
FACTOR			100 %

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	1,674	C+		1959		A	256,230	42	148,610		170,900
1 Shed		10x14	140	C		2010		A		21			0
2 OFP		4x14	56	C	16.04	2010		A	900	21	710		700
3													
4													
5													
6													
7													
8													
9													
10													
11													



05-111800.0000 TOTAL 171,600

**COMMENTS**  
 MAIN FRAME w/MS  
 Dwelling has an Economic Factor of 115% (Rollback Basis=\$204,700)

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LOT#: 730

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BUSCHUR RYAN S &	152 E MAIN ST	ST HENRY	OH	45883	05/20/2004	110,000	WDC : A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	WALLS ROBERT D & MARIE E	616 PLUM DR	COLDWATER	OH	45828	12/09/1985	59,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: NS DATE: 01/21/2005 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"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	616 PLUM DR, COLDWATER
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	
<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	
<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"/> F. RESTRICT	

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
TOTAL						33,800	0

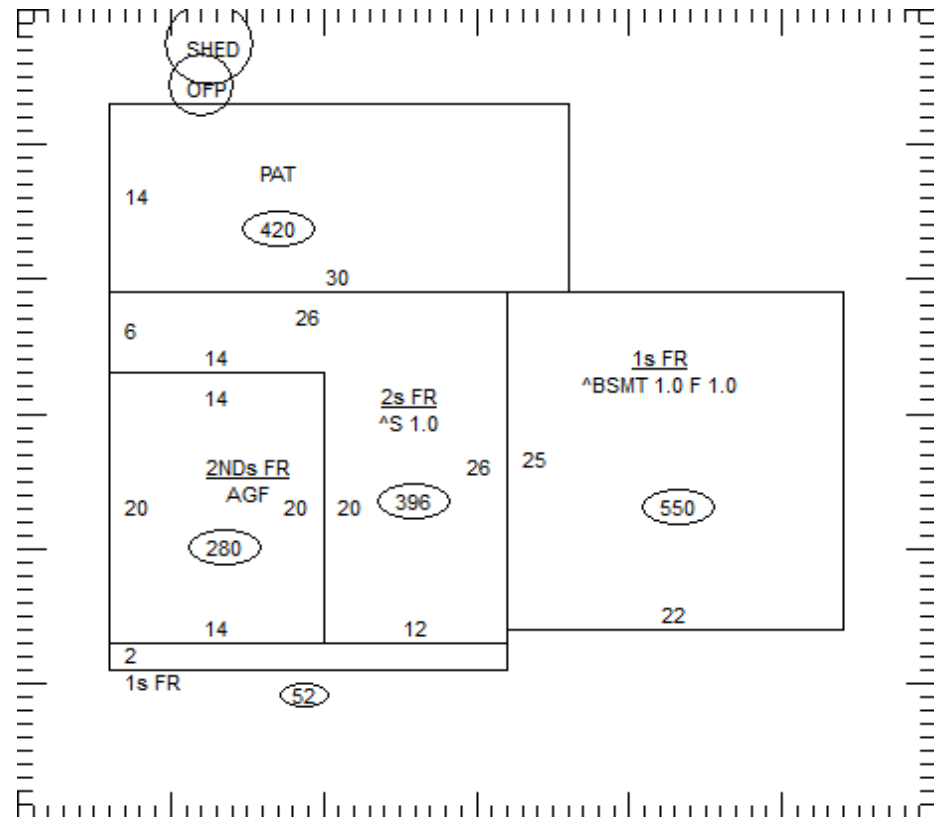
**VALUATION SUMMARY**

VALUE YEAR							
REASON FOR CHANGE							
APPRaised	<u>LAND</u>						
VALUE	<u>IMPR</u>						
	<u>TOTAL</u>						
ASSESSED	<u>LAND</u>						
VALUE	<u>IMPR</u>						
	<u>TOTAL</u>						

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION		<input type="checkbox"/> STUCCO					
BUILDING TYPE		<input type="checkbox"/> ALM/VYNL					
<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 type="checkbox"/> GABLE		
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP		
<input 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	SUBTOTAL	0	
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0	
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%	
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.	
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0	
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.	
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.	
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0	
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0	
ACCOMMODATIONS							SUBTOTAL	0	
# OF ROOMS							GRADE FACTOR	%	
BEDROOMS							UNADJUSTED VALUE	0	
FIREPLACES							FACTOR	%	
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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
PLUMBING		BASE					<input type="checkbox"/>		
X FULL BATH									
X HALF BATH									
X FIXTURES									



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													

05-111800.0000

TOTAL 0

COMMENTS