

BUTLER TWP-COLDWATER CORP / COLDWATER SD
 08-28-326-011

05-134700.0000

NIX GREGORY V & SARAH M TRUSTEES
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 904 CEDAR ST
 COLDWATER, OH 45828

LEGAL INFORMATION
 SELHORST NINTH ADDITION
 LOT#: 951

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	NIX GREGORY V & SARAH M	904 CEDAR ST	COLDWATER	OH	45828	10/25/2021	250,000	WDC : 904	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	BADGETT LARRY E ETAL	320 N WAYNE ST	SAINT MARYS	OH	45885	05/26/2011	225,000	WDC : f : 261	<input type="checkbox"/>	<input type="checkbox"/>
3	FORTKAMP WILDA JEAN	904 N CEDAR ST	COLDWATER	OH	45828	08/03/1989	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DATE: 04/12/2011 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 904 CEDAR ST, COLDWATER
 GRAVEL HIGH SEWER STATIC B. TOPGRHY G. WOOD LT COMMENT
 DIRT LOW GAS DECLINING C. Ex Front H. VACANCY TY2022:Net Gen=\$3,362.18, Other
 SIDEWALKS ROLLING ELECTRIC OLD D. QUANTITY I. WATER FRONT Assessment=\$0.00
 CURBS STANDARD STANDARD STANDARD E. SZ/SHAPE J. OTHER/CDU DE10 CORR DWLG SK
 DE16 DESKTOP RVW CHG: COR REAR ADDTN
 AREA & PAT
 DE21 CORR PLUMB

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F110 D116	ST410	DP87	ADJ357			39,300	0
TOTAL							39,300	0

VALUATION SUMMARY

VALUE YEAR	2023	2021	2020	2017
REASON FOR CHANGE	RAPP	MISC	RAPP	RAPP
APPRAISED VALUE	LAND 39,300	30,600	30,600	24,900
	IMPR 247,200	224,600	221,500	185,500
	TOTAL 286,500	255,200	252,100	210,400
ASSESSED VALUE	LAND 13,760	10,710	10,710	8,720
	IMPR 86,520	78,610	77,530	64,930
	TOTAL 100,280	89,320	88,240	73,650

OCCUPANCY		EXTERIOR	
<input checked="" 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 checked="" 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"/>	<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"/>

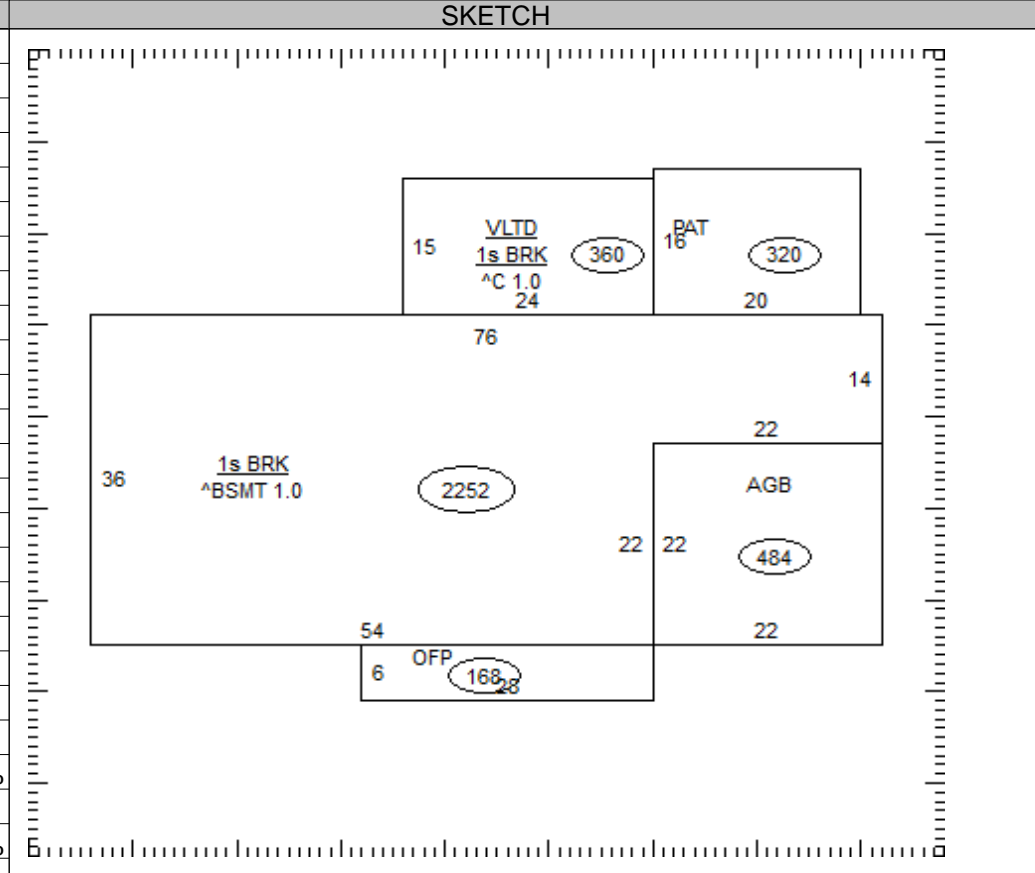
INT. FINISH		B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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	6
BEDROOMS	3
FIREPLACES	1

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	
X FULL BATH	1		
X HALF BATH	1		
X FIXTURES	1		

FLOOR	AREA	CONST	VALUE
1	2612	BRK	299,910
BSMT	2252		32,200
SUBTOTAL			332,110
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	1		4,400
HEATING	0 S.F.		0
AIR COND	2,612 S.F.		4,310
PLUMBING #	6		7,260
GARAGES & CARPORTS			13,500
EXTRA FEATURES			12,100
SUBTOTAL			373,680
GRADE FACTOR			105 %
UNADJUSTED VALUE			392,360
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	2,612	C+		1970		A	392,360	40	235,420		247,200
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-134700.0000 TOTAL 247,200

COMMENTS

Dwelling has an Economic Factor of 105%