05-135300.0000

KUNK THEODORE J & REBECCA A
KUNK THEODORE J & REBECCA A
4935 ST ANTHONY RD
CELINA, OH 45822

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-326-007

LEGAL INFORMATION
SELHORST NINTH ADDITION

LOT#: 956

Property Class: 510
Neighborhood
000508-TS50
Map: 14B3
Block:
Card: 60
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	KUNK THEODORE J &	4935 ST ANTHONY RD	CELINA	OH	45822	06/09/2021	78,500	WDC : 457	☐	■
2	LICHTLE WILLIAM LEE	812 W BUTLER ST	COLDWATER	OH	45828	10/31/1989	70,000	: A : 0	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: NS DATE: 01/06/2005 TIME: 12:00:00 AM ☐ LETTER ■ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
■ PAVED	■ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	■ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	■ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
812 BUTLER ST, COLDWATER

COMMENT
TY2022:Net Gen=$1,930.28, Other Assessment=$0.00
DE16 DESKTOP RVW CHG: COR STP & BW

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F83 D117	ST410 DP88 ADJ361		30,000 0
			TOTAL	30,000 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	30,000	23,400	19,000					
	IMPR	160,500	123,100	111,000					
	TOTAL	190,500	146,500	130,000					
ASSESSED VALUE	LAND	10,500	8,190	6,650					
	IMPR	56,180	43,090	38,850					
	TOTAL	66,680	51,280	45,500					

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	☐ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	■ BRICK
☐ _____	☐ STONE
ROOFING	**ROOF TYPE**
☐ METAL	☐ GABLE
☐ SLT/TLE	■ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ 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		6			
BEDROOMS		3			
FIREPLACES					

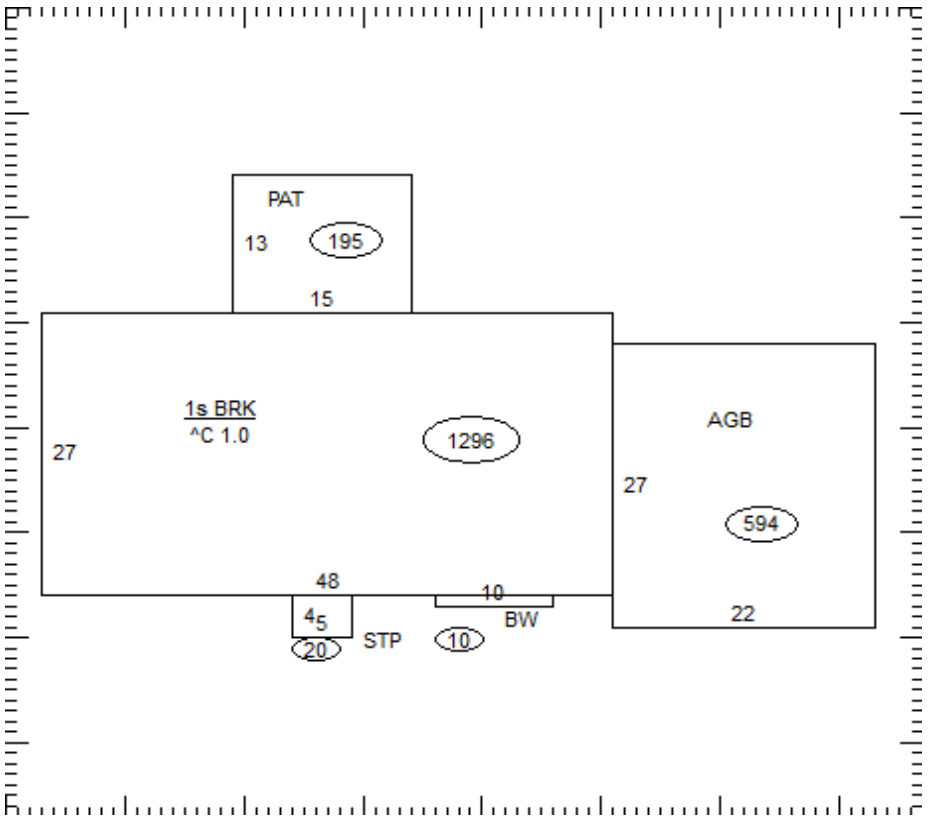
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING					BASE ■
X FULL BATH					
X HALF BATH		1			
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1296	BRK	201,740

SUBTOTAL			201,740
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0	S.F.	0
FIREPLACE #	0		0
HEATING	0	S.F.	0
AIR COND	1,296	S.F.	2,140
PLUMBING #	2		2,420
GARAGES & CARPORTS			16,600
EXTRA FEATURES			1,100
SUBTOTAL			224,000
GRADE FACTOR			105 %
UNADJUSTED VALUE			235,200
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,296	C+		1974		A	235,200	35	152,880		160,500
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		160,500

05-135300.0000

COMMENTS

Dwelling has an Economic Factor of 105%