

BUTLER TWP-COLDWATER CORP / COLDWATER SD  
08-27-451-009

Property Class: 510

Neighborhood  
000501-TM40

Map: 14A2

Block:

Card: 66

Bk: Pg:

05-139700.0000

**D.C.L.O.F. LLC**

D.C.L.O.F. LLC  
401 TERRACE AVE  
COLDWATER, OH 45828

**LEGAL INFORMATION**  
RESTFUL ACRES SIXTH ADD

LOT#: 996

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	D.C.L.O.F. LLC	401 TERRACE AVE	COLDWATER	OH	45828	04/13/2023	246,000	WDC : 196	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HOYNG DANIEL C & CHERYL M	401 TERRACE AVE	COLDWATER	OH	45828	06/23/1987	71,500	: A : 0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: NS DATE: 02/22/2005 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 type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input checked="" type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input 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 checked="" type="checkbox"/> IMPROVING <input 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	401 TERRACE AVE, COLDWATER <b>COMMENT</b> TY2022:Net Gen=\$2,024.14, Other Assessment=\$0.00 DE16 DESKTOP RVW CHG: COR PAT

**LAND COMPUTATIONS**

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F105 D122	ST350	DP90	ADJ315			33,100	0
TOTAL							33,100	0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED VALUE	<u>LAND</u> 33,100	21,700	16,100				
	<u>IMPR</u> 178,400	135,700	122,400				
	<u>TOTAL</u> 211,500	157,400	138,500				
ASSESSED VALUE	<u>LAND</u> 11,590	7,600	5,640				
	<u>IMPR</u> 62,440	47,500	42,840				
	<u>TOTAL</u> 74,030	55,100	48,480				

**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

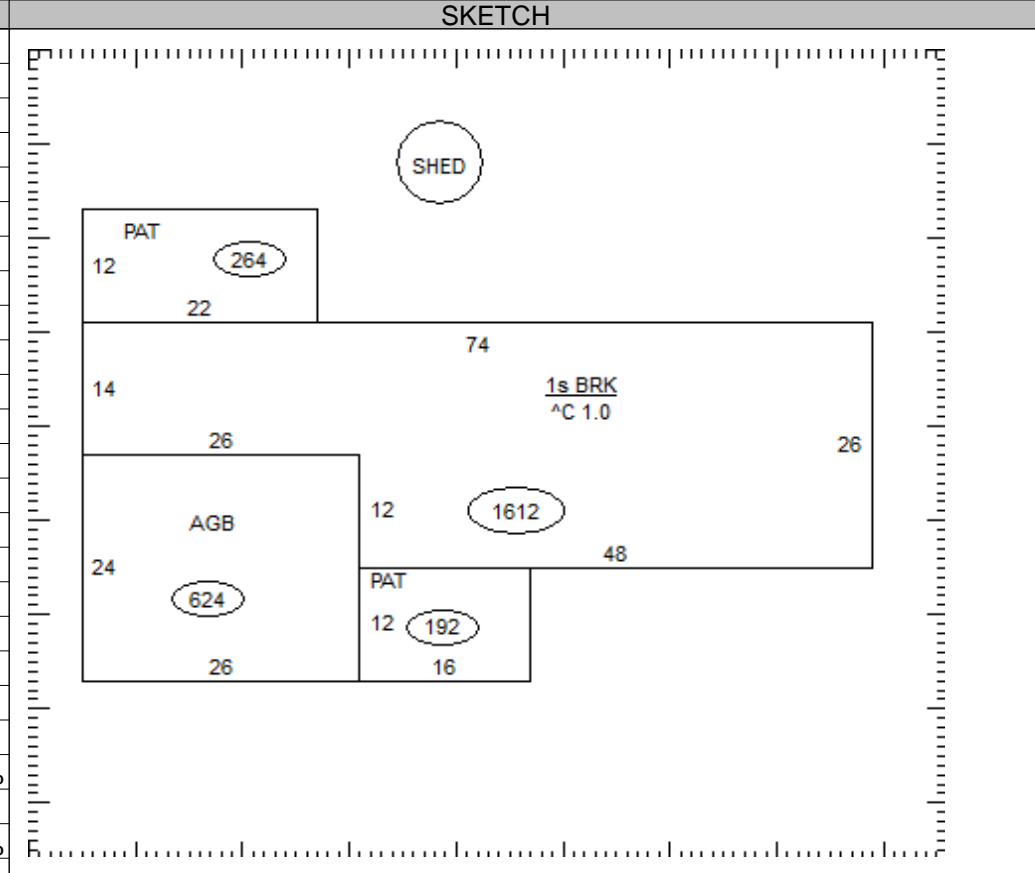
**INT. FINISH** B 1 2 3 U  
 PLASTER/DW       
 PANELING       
 UNFINISHED

**ACCOMMODATIONS**  
 # OF ROOMS 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 1  
 X HALF BATH  
 X FIXTURES

FLOOR	AREA	CONST	VALUE
1	1612	BRK	223,360
<b>SUBTOTAL</b>			223,360
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,612 S.F.		2,660
PLUMBING #	3		3,630
GARAGES & CARPORTS			17,400
EXTRA FEATURES			1,900
<b>SUBTOTAL</b>			248,950
GRADE FACTOR			105 %
<b>UNADJUSTED VALUE</b>			261,400
FACTOR			100 %



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,612	C+		1974		A	261,400	35	169,910		178,400
1 Shed		8x11	88	C		1980		A		77			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

05-139700.0000 TOTAL 178,400

**COMMENTS**

Dwelling has an Economic Factor of 105%