05-141700.0000

BRUGGEMAN NICOLAS J
BRUGGEMAN NICOLAS J
503 S THIRD ST
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-34-152-004

LEGAL INFORMATION
LEFELDS 2ND ADD
ALSO PT OUT LOT 46
LOT#: 1011

Property Class: 510
Neighborhood 000503-TM50
Map: 14D3
Block:
Card: 54
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BRUGGEMAN NICOLAS J	503 S THIRD ST	COLDWATER	OH	45828	09/25/2020	265,000	WDC : 694	☐	■
2	WYNK PATRICIA L	503 S THIRD ST	COLDWATER	OH	45828	07/29/2019	0	QCE : X : 0	☐	☐
3	WYNK VERNON F & PATRICIA	503 S THIRD ST	COLDWATER	OH	45828		0	: 0	☐	☐

X: ☐ TTO LISTER: JL DATE: 09/21/2011 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
503 S THIRD ST, COLDWATER

COMMENT
TY2022:Net Gen=$2,670.18, Other Assessment=$0.00
DE11 INFORMALS; ADJ GRADE TO C
DE16 DESKTOP RVW CHG: COR PAT
DE20 ADD FIN BASEMENT
DE21 RMV HOMESTEAD CREDIT

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F131 D257	ST395 DP118 ADJ466	C:0.05	58,000 0
R:Rear	F124 FD122 RD135	ST395 DP28 ADJ111		13,800 0
			TOTAL	71,800 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	MISC	RAPP					
APPRAISED VALUE	LAND	71,800	44,900	36,300					
	IMPR	179,400	162,700	129,500					
	TOTAL	251,200	207,600	165,800					
ASSESSED VALUE	LAND	25,130	15,720	12,710					
	IMPR	62,790	56,950	45,330					
	TOTAL	87,920	72,670	58,040					

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	■	☐	☐	☐	☐

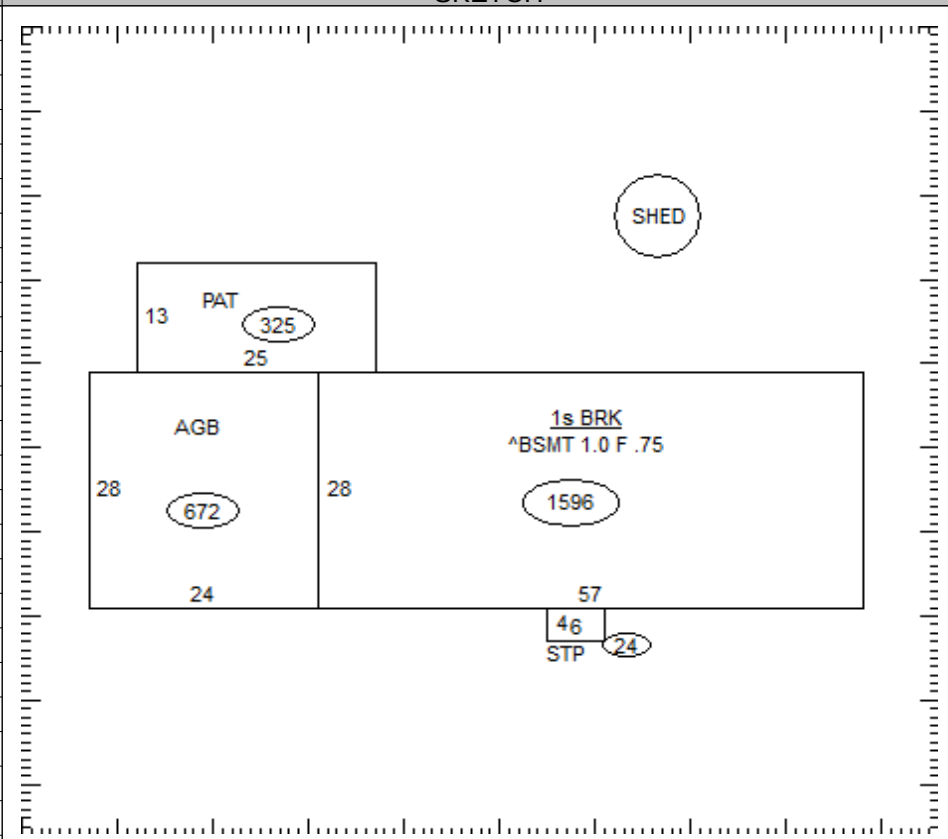
ACCOMMODATIONS					
# OF ROOMS	1	6			
BEDROOMS		3			
FIREPLACES					

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	1596	BRK	224,570
BSMT	1596		22,820
SUBTOTAL			247,390
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	1,197 S.F.		17,120
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	1,596 S.F.		2,630
PLUMBING #	3		3,630
GARAGES & CARPORTS			18,800
EXTRA FEATURES			1,500
SUBTOTAL			291,070
GRADE FACTOR			100 %
UNADJUSTED VALUE			291,070
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,596	C		1970		A	291,070	40	174,640		178,100
1 Shed	10	20x30	600	C	6.60	1987		A	3,960	67	1,310		1,300
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		179,400

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COMMENTS

Dwelling has an Economic Factor of 102% (Rollback Basis=$249,900)