05-148400.0000

SIEFRING CALEB J & BRITTANY R
SIEFRING CALEB J & BRITTANY R
602 N WOODVIEW DR
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-307-014

LEGAL INFORMATION
SELHORST 12TH ADD

LOT#: 1077

Property Class: 510
Neighborhood
000508-TS50
Map: 14B7
Block:
Card: 38
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	SIEFRING CALEB J &	602 N WOODVIEW DR	COLDWATER	OH	45828	02/07/2019	183,000	WDC : 69	☐	■
2	HUWER JOSEPH A & KANNEY	602 WOODVIEW DR	COLDWATER	OH	45828	06/02/2009	124,500	WDC : A : 296	☐	■
3	WALTZ LUCAS B & KELLI L	602 WOODVIEW DR	COLDWATER	OH	45828	09/17/1999	111,000	: A : 0	☐	■

X: ☐ TTO LISTER: NS DATE: 01/20/2005 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
602 WOODVIEW DR, COLDWATER

COMMENT
TY2022:Net Gen=$2,472.96, Other Assessment=$0.00
DE16 DESKTOP RVW CHG: COR SK

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F100 D115	ST410 DP87 ADJ357		35,700 0
			TOTAL	35,700 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	35,700	27,800	22,600					
	IMPR	194,000	164,500	134,900					
	TOTAL	229,700	192,300	157,500					
ASSESSED VALUE	LAND	12,500	9,730	7,910					
	IMPR	67,900	57,580	47,220					
	TOTAL	80,400	67,310	55,130					

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		4	3		
BEDROOMS			3		
FIREPLACES		1			

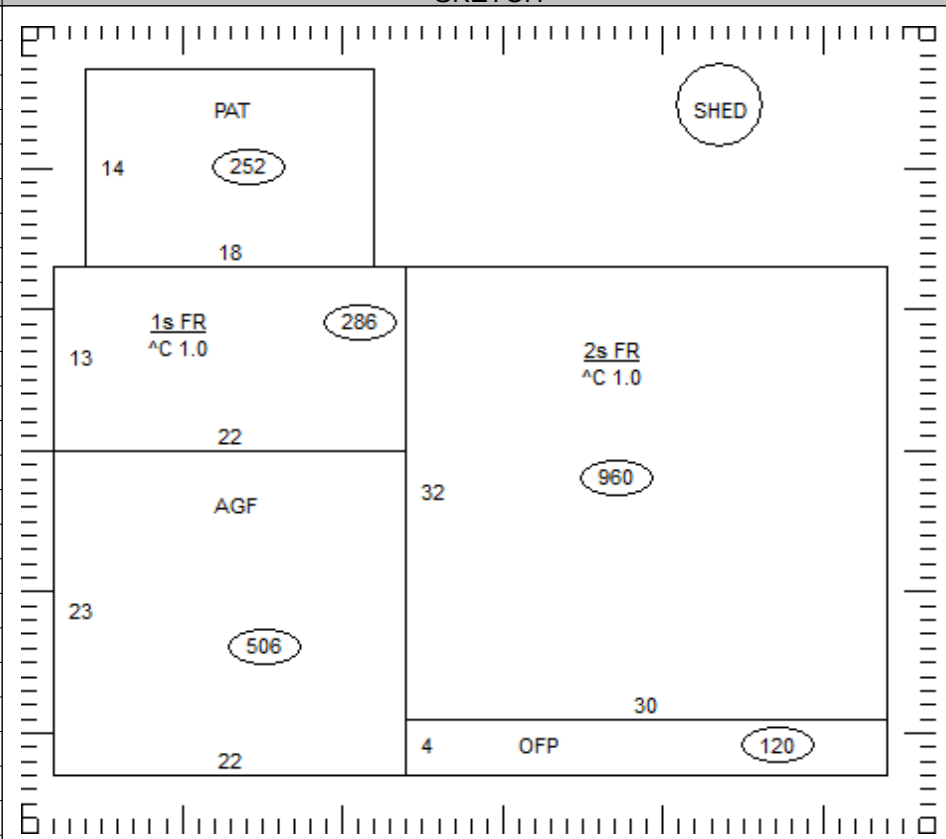
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	■	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	■	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1246	FR	184,470
2ND	960	FR	68,220

SUBTOTAL			252,690
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	2,206	S.F.	3,640
PLUMBING #	6		7,260
GARAGES & CARPORTS			12,500
EXTRA FEATURES			2,900
SUBTOTAL			283,390
GRADE FACTOR			100 %
UNADJUSTED VALUE			283,390
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	2,206	C		1975		A	283,390	35	184,200		193,400
1 Shed	8	14x17	238	C	7.70	1985		A	1,830	67	600		600
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		194,000

05-148400.0000

COMMENTS

Dwelling has an Economic Factor of 105% (Rollback Basis=$229,100)