

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-306-011

Property Class: 510
Neighborhood
000509-TS70
Map: 14B7
Block:
Card: 11
Bk: Pg:

05-163000.0000

MUHLENKAMP RILEY J & LINDSEY M
MUHLENKAMP RILEY J & LINDSEY M
902 MARY CHARLES LANE
COLDWATER, OH 45828

LEGAL INFORMATION
OAKWOOD SECOND ADDITION

RTS: 000-00-00 LOT#: 1222

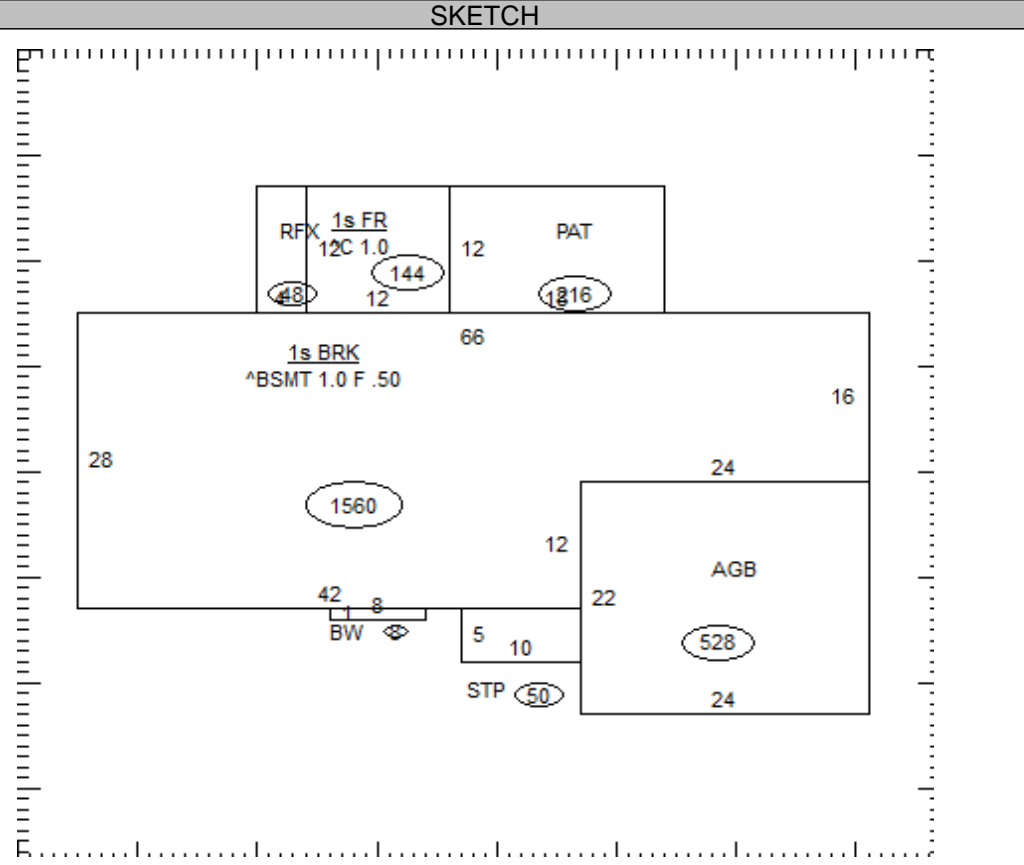
| | OWNERSHIP | ADDRESS | CITY | STATE | ZIP | DATE | AMOUNT | DEED:CONV# | JS | VALID |
|---|----------------------------|-----------------------|-----------|-------|-------|------------|---------|-------------|-------------------------------------|-------------------------------------|
| 1 | MUHLENKAMP RILEY J & | 902 MARY CHARLES LANE | COLDWATER | OH | 45828 | 12/07/2020 | 330,000 | SUC : 914 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2 | KAUP ZACHARY J & BRIANNA L | 902 MARY CHARLES LN | COLDWATER | OH | 45828 | 02/27/2017 | 205,000 | WDC : 131 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3 | WENNING VALANDA | 902 MARY CHARLES LN | COLDWATER | OH | 45828 | 07/24/2008 | 0 | QCE : X : 0 | <input type="checkbox"/> | <input type="checkbox"/> |

X: TTO LISTER: DATE: 04/28/2023 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 checked="" type="checkbox"/> LEVEL | <input type="checkbox"/> WATER | <input type="checkbox"/> IMPROVING | <input type="checkbox"/> A. NO ROAD | <input type="checkbox"/> F. RESTRICT | 902 MARY CHARLES LN, COLDWATER | | |
| <input type="checkbox"/> GRAVEL | <input type="checkbox"/> HIGH | <input type="checkbox"/> SEWER | <input type="checkbox"/> STATIC | <input type="checkbox"/> B. TOPGRHY | <input type="checkbox"/> G. WOOD LT | COMMENT | | |
| <input type="checkbox"/> DIRT | <input type="checkbox"/> LOW | <input type="checkbox"/> GAS | <input type="checkbox"/> DECLINING | <input type="checkbox"/> C. Ex Front | <input type="checkbox"/> H. VACANCY | TY2022:Net Gen=\$2,950.02, Other | | |
| <input checked="" type="checkbox"/> SIDEWALKS | <input type="checkbox"/> ROLLING | <input type="checkbox"/> ELECTRIC | <input type="checkbox"/> OLD | <input type="checkbox"/> D. QUANTITY | <input type="checkbox"/> I. WATER FRONT | Assessment=\$0.00 | | |
| <input type="checkbox"/> CURBS | <input type="checkbox"/> STANDARD | <input checked="" type="checkbox"/> STANDARD | <input checked="" type="checkbox"/> STANDARD | <input type="checkbox"/> E. SZ/SHAPE | <input type="checkbox"/> J. OTHER/CDU | DE16 DESKTOP RVW CHG: COR SK REAR DWLG | | |
| LAND COMPUTATIONS | | | | INF | M | VALUE | C | |
| LAND TYPE | SIZE | M | RATE | C | | | | |
| F:Front | F100 D110 | ST535 | DP85 | ADJ455 | | 45,500 | 0 | |
| | | | | | TOTAL | 45,500 | 0 | |

| VALUATION SUMMARY | | | | | | | |
|-------------------|-------|---------|---------|---------|--|--|--|
| VALUE YEAR | 2023 | 2020 | 2017 | | | | |
| REASON FOR CHANGE | RAPP | RAPP | RAPP | | | | |
| APPRAISED | LAND | 45,500 | 35,100 | 31,900 | | | |
| VALUE | IMPR | 253,900 | 188,800 | 168,300 | | | |
| | TOTAL | 299,400 | 223,900 | 200,200 | | | |
| ASSESSED | LAND | 15,930 | 12,290 | 11,170 | | | |
| VALUE | IMPR | 88,870 | 66,080 | 58,910 | | | |
| | TOTAL | 104,800 | 78,370 | 70,080 | | | |

| OCCUPANCY | EXTERIOR | FLOOR | AREA | CONST | VALUE |
|--|---|-------------------------|--------------|-------------|-------------|
| <input checked="" type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR | <input checked="" type="checkbox"/> WOOD | 1 | 1560 | BRK | 209,870 |
| <input type="checkbox"/> CONVERSION | <input type="checkbox"/> STUCCO | 1 | 144 | FR | 18,110 |
| 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 | BSMT | 1560 | | 22,310 |
| CONCRETE | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | SUBTOTAL | | | 250,290 |
| WOOD | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | MULTI-FAMILY # | 0 | | 0 |
| TILE/COMPO | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | BUILDING TYPE | 100% | | 0 |
| CARPET | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | BSMT FINISH | 780 S.F. | | 11,150 |
| INT. FINISH | B 1 2 3 U | FIREPLACE # | 2 | | 8,800 |
| PLASTER/DW | <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | HEATING | 0 S.F. | | 0 |
| PANELING | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | AIR COND | 1,704 S.F. | | 2,810 |
| UNFINISHED | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | PLUMBING # | 6 | | 7,260 |
| ACCOMMODATIONS | | GARAGES & CARPORTS | | | 14,800 |
| # OF ROOMS | 2 3 | EXTRA FEATURES | | | 1,900 |
| BEDROOMS | 1 2 | SUBTOTAL | | | 297,010 |
| FIREPLACES | 2 | GRADE FACTOR | | | 105 % |
| HEAT & AC | B 1 2 3 U | UNADJUSTED VALUE | | | 311,860 |
| NO HEAT | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | FACTOR | | | 100 % |
| CTRL HEAT | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | OCCUPANCY | ST.HT | SIZE | AREA |
| HW/STEAM | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | DWELLING | 1 | SK | 1,704 |
| ELECTRIC | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 1 | | | |
| HEAT PUMP | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 2 | | | |
| FLR/WALL | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 3 | | | |
| STVE/SPCE | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 4 | | | |
| GEOHERMAL | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 5 | | | |
| OUTSIDE | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 6 | | | |
| CTRL A/C | <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 7 | | | |
| PLUMBING | BASE <input checked="" type="checkbox"/> | 8 | | | |
| X FULL BATH | 1 1 | 9 | | | |
| X HALF BATH | | 10 | | | |
| X FIXTURES | | 11 | | | |



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TOTAL 253,900

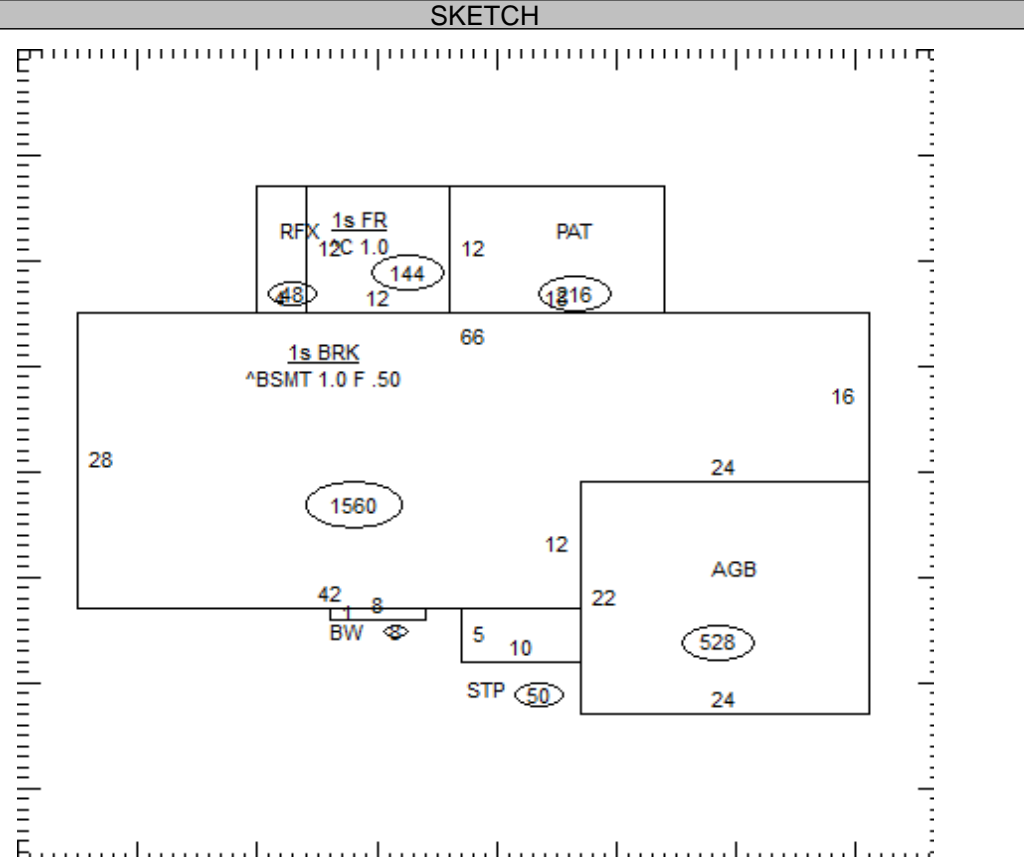
COMMENTS

Dwelling has an Economic Factor of 110%

| OCCUPANCY | | EXTERIOR | | FLOOR | AREA | CONST | VALUE |
|--------------------------------------|-----------------------------------|-----------------------------------|-------------------------------|-------|------|-------|-------|
| <input 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 type="checkbox"/> BRICK | | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> STONE | | | | | | |

| ROOFING | | ROOF TYPE | |
|------------------------------------|----------------------------------|-----------|--|
| <input type="checkbox"/> METAL | <input type="checkbox"/> GABLE | | |
| <input type="checkbox"/> SLT/TLE | <input type="checkbox"/> HIP | | |
| <input 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 | SUBTOTAL | 0 |
|----------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------|--------|
| CONCRETE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | MULTI-FAMILY # | 0 |
| WOOD | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | BUILDING TYPE | 000% |
| TILE/COMPO | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | BSMT FINISH | 0 S.F. |
| CARPET | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | FIREPLACE # | 0 |
| INT. FINISH | | B | 1 | 2 | 3 | U | HEATING | 0 S.F. |
| PLASTER/DW | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | AIR COND | 0 S.F. |
| PANELING | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | PLUMBING # | 0 |
| UNFINISHED | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | GARAGES & CARPORTS | 0 |
| ACCOMMODATIONS | | SUBTOTAL | | | | | | 0 |
| # OF ROOMS | | | | | | | GRADE FACTOR | % |
| BEDROOMS | | | | | | | UNADJUSTED VALUE | 0 |
| FIREPLACES | | | | | | | FACTOR | % |
| 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 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| PLUMBING | | BASE | | <input type="checkbox"/> | | | | |
| X FULL BATH | | | | | | | | |
| X HALF BATH | | | | | | | | |
| X FIXTURES | | | | | | | | |



| OCCUPANCY | ST.HT | SIZE | AREA | GRADE | PRICE | AGE | REMD | CND | UNADJ VAL | PHYS | PHYS VAL | FUNC | TRUE VAL |
|-----------|-------|------|------|-------|-------|-----|------|-----|-----------|------|----------|------|----------|
| DWELLING | | SK | | | | | | | | | | | |
| 1 | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | |

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TOTAL 0

COMMENTS