

Property Class: 510  
Neighborhood  
000504-TM50  
Map: 14D3  
Block:  
Card: 66  
Bk: Pg:

BUTLER TWP-COLDWATER CORP / COLDWATER SD  
08-34-153-016



05-174300.0000

**ABELS AUSTIN R & ERIN M**  
ABELS AUSTIN R & ERIN M  
551 S FOURTH ST  
COLDWATER, OH 45828

**LEGAL INFORMATION**  
STURBRIDGE ESTATES THIRD  
  
LOT#: 1335

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	ABELS AUSTIN R & ERIN M	551 S FOURTH ST	COLDWATER	OH	45828	06/04/2018	125,000	WDC : 382	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	KLINGSHIRN JAMES L	551 S FOURTH ST	COLDWATER	OH	45828	04/04/2011	84,500	WDC : A : 136	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	TIMMERMAN MARY A	551 S FOURTH ST	COLDWATER	OH	45828	05/04/2007	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: NS DATE: 02/09/2005 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 checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	551 S FOURTH ST, 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 TY2022:Net Gen=\$1,672.06, Other Assessment=\$0.00			
<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				
<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				
<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				

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F80 D95	ST405	DP79	ADJ320			25,600	0
TOTAL							25,600	0

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017					
REASON FOR CHANGE	RAPP	RAPP	RAPP					
APPRaised	<u>LAND</u>	25,600	15,500	12,600				
VALUE	<u>IMPR</u>	143,200	111,400	103,000				
	<u>TOTAL</u>	168,800	126,900	115,600				
ASSESSED	<u>LAND</u>	8,960	5,430	4,410				
VALUE	<u>IMPR</u>	50,120	38,990	36,050				
	<u>TOTAL</u>	59,080	44,420	40,460				

**OCCUPANCY**  
 SF  DU  TR  
 CONVERSION  
**BUILDING TYPE**  
 MOBILE HOME  
 BI/TR LEVEL  
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	1292	FR	187,960

**ROOFING**  
 METAL  
 SLT/TLE  
 SHINGLES  
 SHAKES  
 COMPOSITE

**EXTERIOR**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

**ROOF TYPE**  
 GABLE  
 HIP  
 GAMBREL  
 MANSARD  
 FLAT

**FLOORS** B 1 2 3 U  
 CONCRETE       
 WOOD       
 TILE/COMPO       
 CARPET

**SUBTOTAL** 187,960

MULTI-FAMILY # 0 0  
 BUILDING TYPE 100% 0  
 BSMT FINISH 0 S.F. 0  
 FIREPLACE # 0 0  
 HEATING 0 S.F. 0  
 AIR COND 1,292 S.F. 2,130  
 PLUMBING # 3 3,630  
 GARAGES & CARPORTS 7,900  
 EXTRA FEATURES 3,200

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

**SUBTOTAL** 204,820

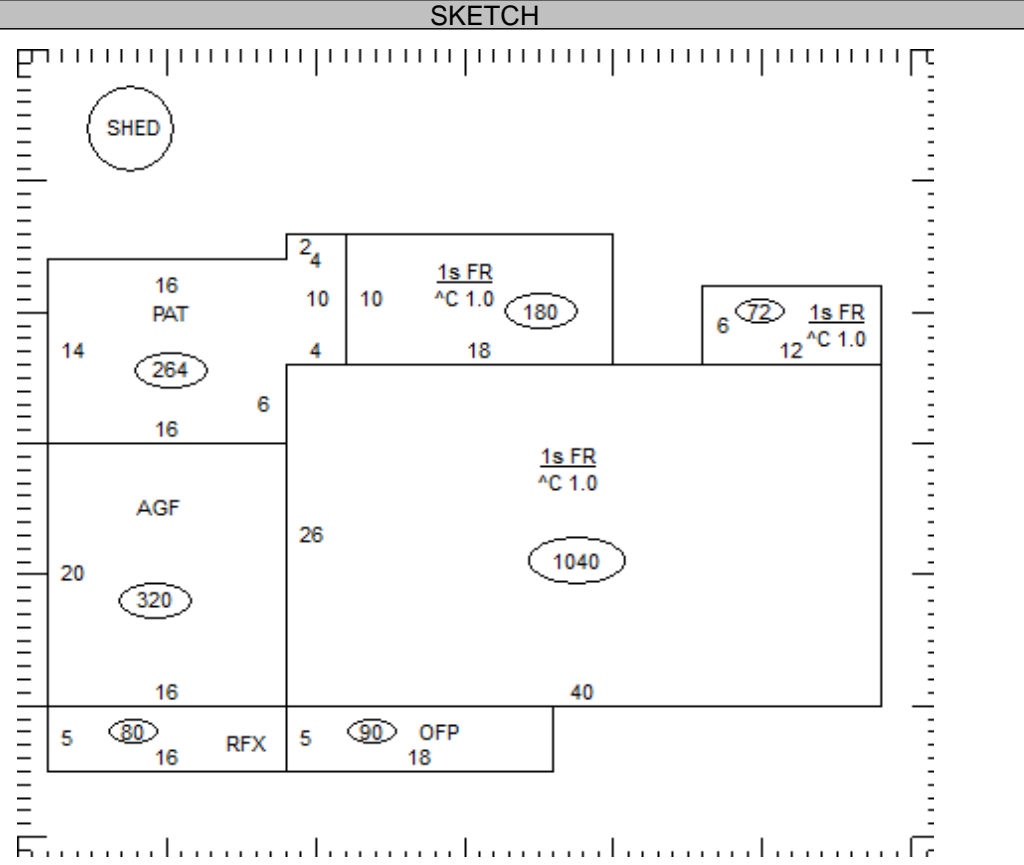
GRADE FACTOR 105 %  
 UNADJUSTED VALUE 215,060  
 FACTOR 100 %

**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

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,292	C+		1989		A	215,060	26	159,140		143,200
1 Shed	pp	6x6	36	C		1990		A		57			0
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													



05-174300.0000

TOTAL 143,200

**COMMENTS**  
 30 LINEAL FEET BRICK TRIM 8FT HIGH  
 Dwelling has an Economic Factor of 90%

BUTLER TWP-COLDWATER CORP / COLDWATER SD  
08-34-153-016

Property Class: 510  
Neighborhood  
000504-TM50  
Map: 14D3  
Block:  
Card: 66  
Bk: Pg:

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ABELS AUSTIN R & ERIN M  
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551 S FOURTH ST  
COLDWATER, OH 45828

**LEGAL INFORMATION**  
STURBRIDGE ESTATES THIRD

LOT#: 1335

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	FORD EILEEN L	551 S FOURTH ST	COLDWATER	OH	45828	10/31/2001	85,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: NS DATE: 02/09/2005 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 type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input checked="" 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	551 S FOURTH ST, COLDWATER COMMENT

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
					TOTAL		25,600 0

**VALUATION SUMMARY**

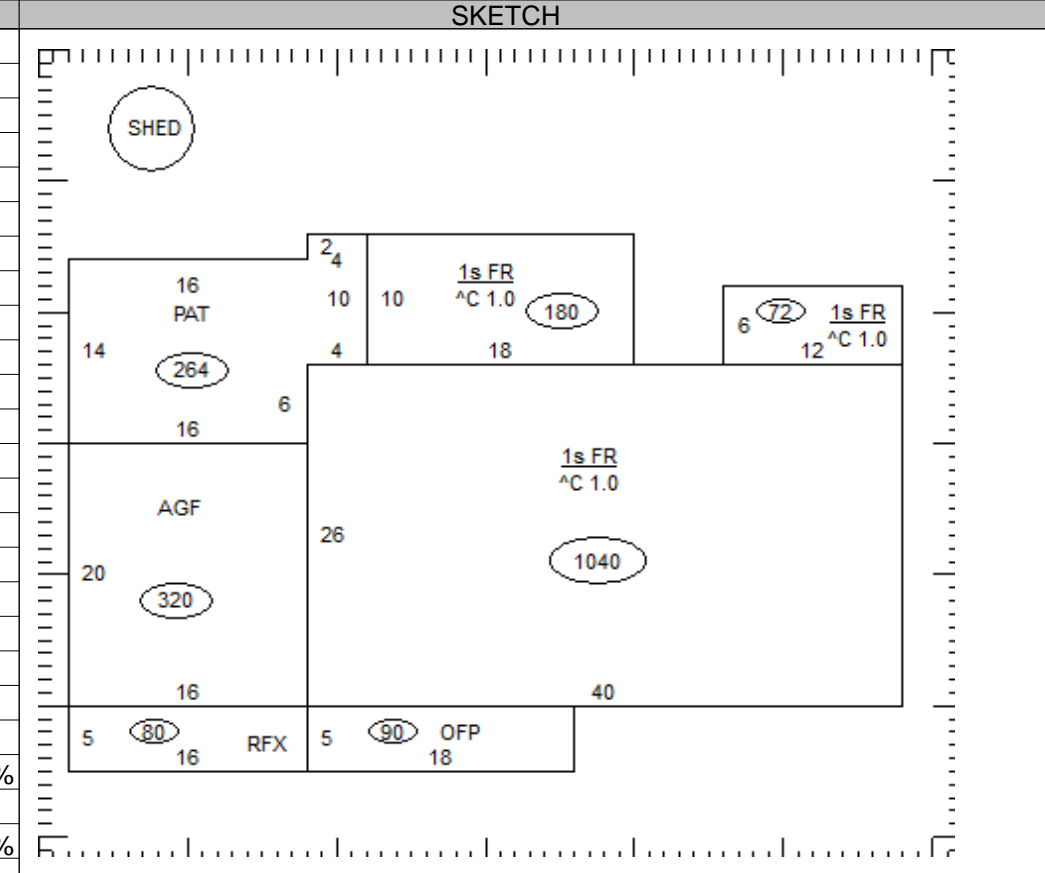
VALUE YEAR	REASON FOR CHANGE	APPRaised	LAND	IMPR	TOTAL	ASSESSED	LAND	IMPR	TOTAL

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				
<b>BUILDING TYPE</b>	<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
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INT. FINISH	B	1	2	3	U
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCOMMODATIONS					
# OF ROOMS					
BEDROOMS					
FIREPLACES					
HEAT & AC	B	1	2	3	U
NO HEAT	<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"/>
HW/STEAM	<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"/>
HEAT PUMP	<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"/>
STVE/SPCE	<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"/>
OUTSIDE	<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"/>
PLUMBING					BASE <input type="checkbox"/>
X FULL BATH					
X HALF BATH					
X FIXTURES					

<b>SUBTOTAL</b>		0
MULTI-FAMILY #	0	0
BUILDING TYPE	000%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	0 S.F.	0
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		0
<b>SUBTOTAL</b>		0
GRADE FACTOR		%
<b>UNADJUSTED VALUE</b>		0
FACTOR		%



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													

05-174300.0000

TOTAL 0

COMMENTS