05-174900.0000

HEYNE MITCH
HEYNE MITCH
807 WILDWOOD DR
COLDWATER, OH 45828

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-28-305-002

LEGAL INFORMATION
KAHLIG SUBD SEC 2

LOT#: 1341

Property Class: 510
Neighborhood 000509-TS70
Map: 14B6
Block:
Card: 51
Bk: Pg:

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HEYNE MITCH	807 WILDWOOD DR	COLDWATER	OH	45828	05/05/2020	253,900	WDC : 285	☐	■
2	RIGLING JOHN J & KAREN S	807 WILDWOOD DR	COLDWATER	OH	45828	10/22/1996	108,000	: A : 0	☐	☐
3							0	0	☐	☐

X: ☐ TTO LISTER: NS DATE: 01/19/2005 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
807 WILDWOOD DR, COLDWATER

COMMENT
TY2022:Net Gen=$2,573.22, Other Assessment=$0.00
DE21 RMV OWN OCC; DID NOT RET APP

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F90 D150	ST535 DP100 ADJ535		48,200 0
			TOTAL	48,200 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		RAPP	RAPP	RAPP					
APPRAISED VALUE	LAND	48,200	37,200	33,800					
	IMPR	215,800	158,100	137,200					
	TOTAL	264,000	195,300	171,000					
ASSESSED VALUE	LAND	16,870	13,020	11,830					
	IMPR	75,530	55,340	48,020					
	TOTAL	92,400	68,360	59,850					

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		6			
BEDROOMS		3			
FIREPLACES					

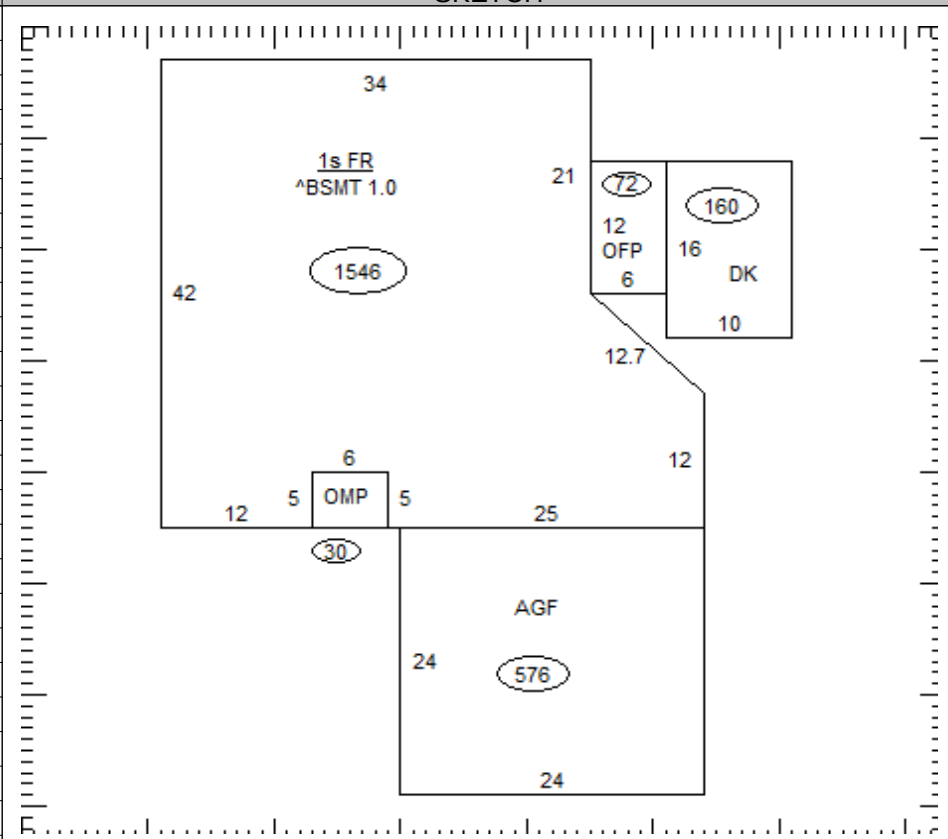
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

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

FLOOR	AREA	CONST	VALUE
1	1546	FR	206,590
BSMT	1546		22,110

SUBTOTAL		228,700
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,546 S.F.	2,550
PLUMBING #	3	3,630
GARAGES & CARPORTS		14,200
EXTRA FEATURES		3,400
SUBTOTAL		252,480
GRADE FACTOR		105 %
UNADJUSTED VALUE		265,100
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,546	C+		1990		A	265,100	26	196,170		215,800
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

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TOTAL 215,800

COMMENTS

Dwelling has an Economic Factor of 110%