

Property Class: 510  
Neighborhood  
000511-TS60  
Map: 14B3  
Block:  
Card: 05  
Bk: Pg:

05-184200.0000

**MUHLENKAMP STEVEN J & MARIA C**  
MUHLENKAMP STEVEN J & MARIA C  
842 PAULINE DR  
COLDWATER, OH 45828

**LEGAL INFORMATION**  
NORTHFIELD ESTATES  
FIRST ADDITION  
LOT#: 1434

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MUHLENKAMP STEVEN J &	842 PAULINE DR	COLDWATER	OH	45828	04/06/2018	280,100	WDC : 208	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HARTKE VELMA J	842 PAULINE DR	COLDWATER	OH	45828	08/25/1999	160,000	: A : 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:  TTO LISTER: NS DATE: 12/30/2004 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"/> GRAVEL	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	842 PAULINE DR, COLDWATER			
<input type="checkbox"/> DIRT	<input checked="" type="checkbox"/> SIDEWALKS	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	<b>COMMENT</b>			
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<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=\$3,129.52, Other			
		<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"/> 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	F115 D140		ST555 DP96 ADJ533			61,300 0
TOTAL						61,300 0

**VALUATION SUMMARY**

VALUE YEAR	2023	2020	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP				
APPRAISED VALUE	<u>LAND</u> 61,300	44,200	37,000				
	<u>IMPR</u> 253,900	199,200	172,300				
	<u>TOTAL</u> 315,200	243,400	209,300				
ASSESSED VALUE	<u>LAND</u> 21,460	15,470	12,950				
	<u>IMPR</u> 88,870	69,720	60,310				
	<u>TOTAL</u> 110,330	85,190	73,260				

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

FLOOR	AREA	CONST	VALUE
1	1848	BRK	241,980

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

**ROOF TYPE**  
 WOOD  
 STUCCO  
 ALM/VYNL  
 CONC BLK  
 METAL  
 BRICK  
 STONE

FLOOR	AREA	CONST	VALUE
BSMT	1668		23,850
<b>SUBTOTAL</b>			265,830

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

MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	0	0
HEATING	0 S.F.	0
AIR COND	1,848 S.F.	3,050
PLUMBING #	7	8,470
GARAGES & CARPORTS		26,900
EXTRA FEATURES		21,300
<b>SUBTOTAL</b>		325,550

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

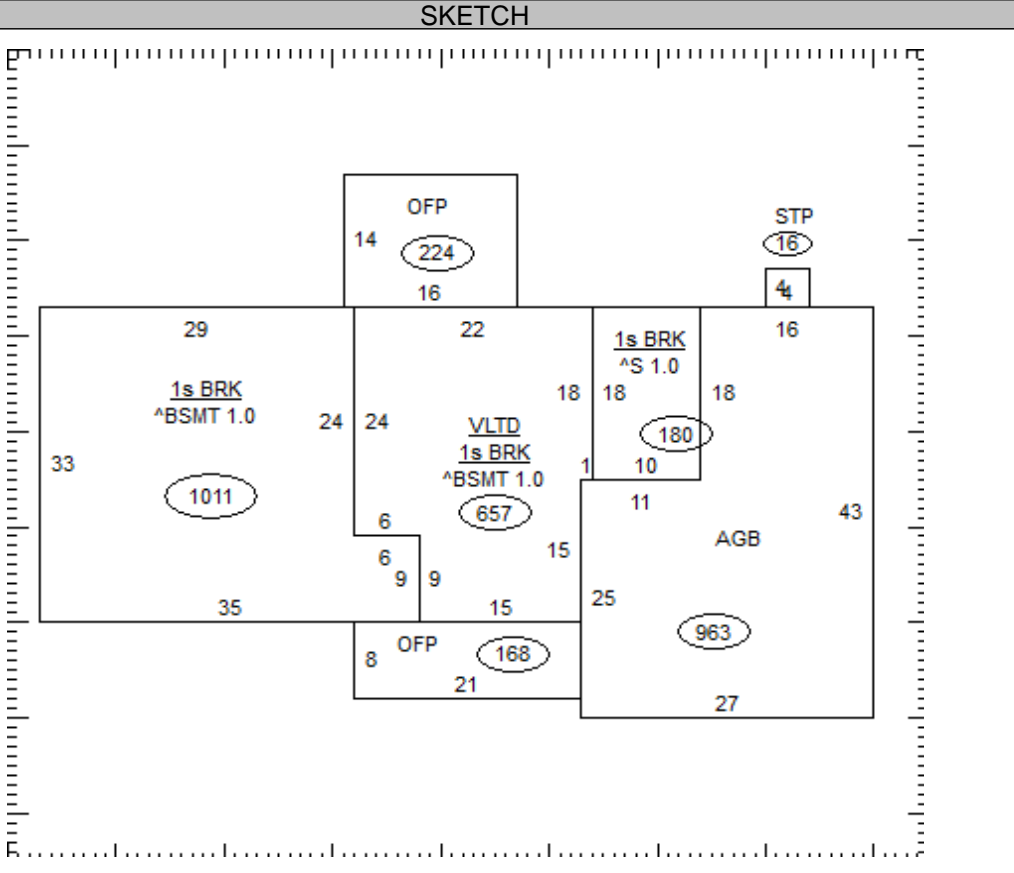
GRADE FACTOR		100 %
<b>UNADJUSTED VALUE</b>		325,550
FACTOR		100 %

**ACCOMMODATIONS**  
 # OF ROOMS 5  
 BEDROOMS 3  
 FIREPLACES

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,848	C		1999		A	325,550	22	253,930		253,900
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

**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 2  
 X FIXTURES



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TOTAL 253,900

**COMMENTS**

Dwelling has an Economic Factor of 100%