



\*05-192300.000A\*

BUTLER TWP-COLDWATER CORP  
 COLDWATER SD  
 08-27-326-005

**LEGAL INFORMATION**

H S & S SUBDIVISION  
 RE-PLATTED 6/10  
 LOT#: 1662

**FWR LLC**  
 FWR LLC  
 6143 GAUSE RD  
 CELINA, OH 45822

Acres:1.2300 M:0.0000

Neighborhood CVIL70-70	
Map:	
Block:	
Card:	
Bk:	Pg:

**COMMENT**  
 Tax Incentive Base Parcel: 05-192300.0000 (TY2022 L=27,180; B=292,650; T=319,830)  
 TY2022:Net Gen=\$0.00, Other Assessment=\$0.00  
 DE19 DATA CORR; RMV MSNRY TRM VALUE  
 DE20 ABATEMENT EXPIRED  
 DE23 ADDTNL CPY PRICING; DESKTOP RVW

Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/01/23
02/17/2021	310,000		WDC : 120	422	<input checked="" type="checkbox"/>	Pricer:
01/25/2021	0		QCE : X : 0	422	<input type="checkbox"/>	Reviewer:
06/06/2003	35,000		: A : 0	400	<input type="checkbox"/>	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	2023	2020	2020	* 2017
REASON FOR CHANGE	RAPP	RAPP	MISC	RAPP
ESTIMATED	LAND	0	0	0
MARKET VALUE	IMPR	0	0	280,700
	TOTAL	0	0	280,700
ASSESSED	LAND	0	0	0
VALUE	IMPR	0	0	98,250
	TOTAL	0	0	98,250

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						0	0	0

CLASS/QUALITY RANK		EX WALL	ROOFING	WINDOW	DOORS	FOUNDATION	FRAMING
A) FP STRUCT. STEEL FRAME	1. BASIC	STONE	GABLE/HIP	STORE FRT	OVERHEAD	SLAB	PRE ENG
B) R.C. FRAME	2. FAIR	BRICK	SHED/FLAT	CASEMENT		CRAWL	STEEL
C) MASONRY BEARING WALLS	3. AVE	CON BLK	CON DECK	DBLH		PILE/COL	REINF CONC
D) WD OR STEEL FR EX. WALLS	4. GOOD	WD/MTL	MTL DECK	SLIDE BY		REINFOR	CB/MASON
S) METAL M) MILL P) POLE	5. EXCEL	ENAM STL	WD DECK	CANOPY		STEEL	FRAME
<b>TOTAL AREA</b>	<b>PERIMETER</b>	ALUM/VYL	METAL	LIGHTED	STEEL INS	BRICK	POLE
<b># STORIES</b>	<b>STORY HT</b>	CON PANEL	ASPH	SOFFITS	WOOD	STONE	TILT UP
<b>AGE</b>	<b>SPRINKLER</b>	PLATE GLS	RUBBER	C S W	MTL	CON BLK	SANDWICH
		STUCCO	BUILT UP	FACADE	GLASS	FRAME	STANDARD
		INSULATED	INSULATED		STANDARD	STANDARD	

H.V.A.C.		FLOORS	PARTITIONS					INTERIOR FINISH									
		B	1	2	3	U	B	1	2	3	U	B	1	2	3	U	
Electric	<input type="checkbox"/> Electric Wall	CONCRETE					MASONRY					UNFINISHED					
Forced Air Unit	<input type="checkbox"/> Hot Water	WOOD					WD STUD					FINISH OPEN					
Hot Water, Rad	<input type="checkbox"/> Space/ Wall Furnace	TILE A Q V T					MTL STUD					FINISH DIV					
Steam	<input type="checkbox"/> Warm & Cld Air	CARPET					CEILINGS	B	1	2	3	U	PANEL				
Ventilation	<input type="checkbox"/> Heat Pump	ASPHALT					ACCUT/PANEL						PLASTER / DW				
Package Unit	<input type="checkbox"/> Ind TW Heat Pump	GRAVEL					PLASTER/DW						BLOCK				
Hot & Cld Water	<input type="checkbox"/> Evaporated Cool	DIRT					SUSP/OPEN						GLAZED TILE				
Floor Furnace	<input type="checkbox"/> Co-Ray-Vac	STANDARD					STANDARD						STANDARD				

PLUMBING		LIGHTING														
Complete HVAC	<input type="checkbox"/> No Heat	NO PLUMBING					EXTRA FIXTURES					FLUORESCENT				
Refrig. Cooling	<input type="checkbox"/> Standard	2 FIXTURE BATH					STANDARD					SODIUM VAP				
YARD ITEMS		3 FIXTURE BATH										MERCURY VAP				

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

ITEM	CONST	HT	SIZE X SIZE	FL	AREA	UNITS	AGE	REM	CND	GRD	\$/UNIT	UNADJUSTED \$	PHY	FC	EC	MARKET VALUE

AMENITY TOTAL																0	
																TOTAL IMPR	0

COMMENTS