05-246000.0100

PLATFOOT KENNETH L & ASHLEY N
PLATFOOT KENNETH L & ASHLEY N
903 SOUTHWOOD DR
COLDWATER, OH 45828
Created in 2013 From 05-246000.0000 due to Split

BUTLER TWP-COLDWATER CORP / COLDWATER SD
08-27-426-003

LEGAL INFORMATION
SCHWIETERMAN ADDITION

LOT#: 1670

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

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	PLATFOOT KENNETH L &	903 SOUTHWOOD DR	COLDWATER	OH	45828	09/29/2021	38,900	WDC : 834	☐	☐
2	KUNK TED J & REBECCA A	4935 ST ANTHONY RD	COLDWATER	OH	45828	01/25/2016	38,900	WDC : 48	☐	■
3	SCHWIETERMAN RANDY ETAL	491 E KREMER HOYING RD	SAINT HENRY	OH	45883	08/07/2013	0	: 0	☐	☐

X: ■ TTO LISTER: TK DATE: 07/03/2023 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
903 SOUTHWOOD DR, COLWATER

COMMENT
TY2022:Net Gen=$391.48, Other Assessment=$0.00
DE23 TTO; NEW DWELLING ($350,000)//DOES NOT INCL LABOR

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
F:Front	F100 D140	ST535 DP96 ADJ514		51,400 0
			TOTAL	51,400 0

VALUATION SUMMARY

VALUE YEAR		2023	2020	2017					
REASON FOR CHANGE		NC	RAPP	RAPP					
APPRAISED VALUE	LAND	51,400	29,700	27,000					
	IMPR	518,000	0	0					
	TOTAL	569,400	29,700	27,000					
ASSESSED VALUE	LAND	17,990	10,400	9,450					
	IMPR	181,300	0	0					
	TOTAL	199,290	10,400	9,450					

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	■	☐	☐	☐	☐

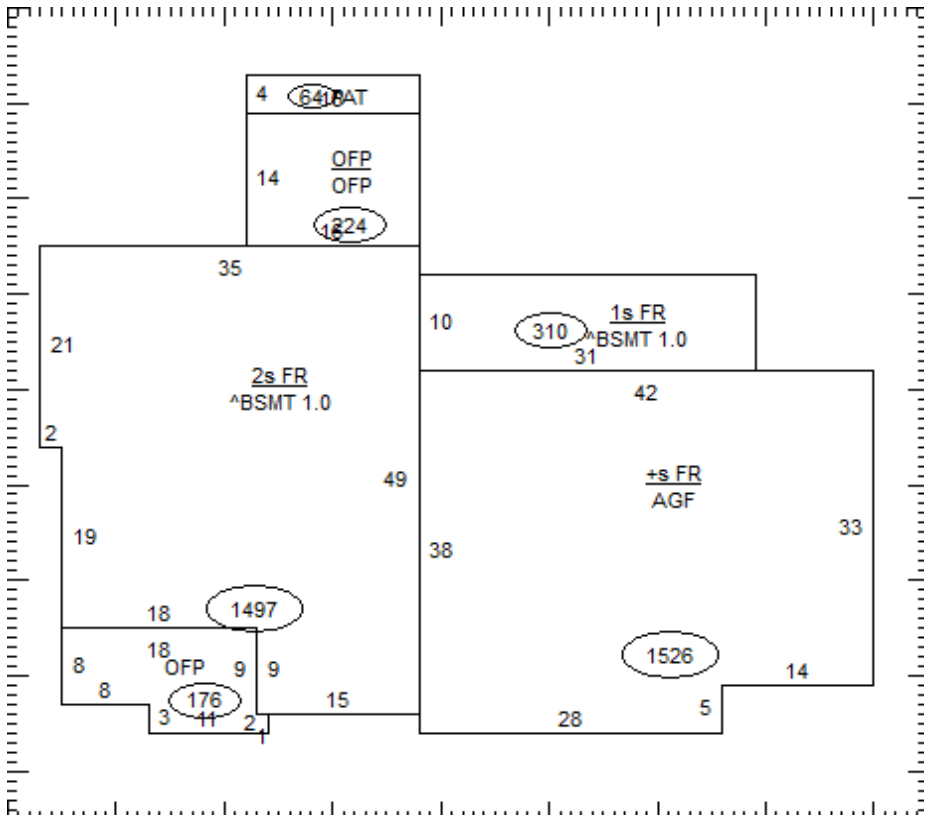
ACCOMMODATIONS					
# OF ROOMS		4	3		
BEDROOMS			3		
FIREPLACES					

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		1			
X FIXTURES		2			

FLOOR	AREA	CONST	VALUE
1	1807	FR	221,140
2ND	1497	FR	87,930
+	0	FR	16,820
BSMT	1807		25,840
SUBTOTAL			351,730
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	3,304 S.F.		5,450
PLUMBING #	7		8,470
GARAGES & CARPORTS			37,700
EXTRA FEATURES			10,300
SUBTOTAL			413,650
GRADE FACTOR			115 %
UNADJUSTED VALUE			475,700
FACTOR			100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	2	SK	3,304	B-		2022		G	475,700	1	470,940		518,000
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
											TOTAL		518,000

05-246000.0100

COMMENTS

Dwelling has an Economic Factor of 110%