

85-14-40-102-030.000-009

General Information

Parcel Number
85-14-40-102-030.000-009

Local Parcel Number
0120464200

Tax ID:

Routing Number
5B.BK1

Property Class 510
1 Family Dwell - Platted Lot

Year: 2018

Location Information

County
Wabash

Township
NOBLE TOWNSHIP

District 009 (Local 009)
WABASH CITY-WABASH CITY SC

School Corp 8060
WABASH CITY

Neighborhood 8509515-009
INDIAN HILLS

Section/Plat
00

Location Address (1)
1110 INDIAN HILLS Dr
WABASH, IN 46992

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, October 23, 2018

Review Group
2017

WARD BARBARA J

Ownership

WARD BARBARA J
1110 INDIAN HILLS Dr
WABASH, IN 46992

Legal

INDIAN HILLS 53

1110 INDIAN HILLS Dr

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date

Owner

Doc ID

Code

Book/Page

Adj Sale Price

V/I

03/21/2018

WARD BARBARA J L/

QC

/

\$0

I

01/01/1900

WARD BARBARA J

WD

/

\$0

I

Notes

10/31/2016 RP: Reassessment Packet 2017

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

2018

Assessment Year

2018

2017

2016

2015

2014

WIP

Reason For Change

AA

AA

Trending

Trending

Trending

02/27/2018

As Of Date

01/01/2018

01/01/2017

01/01/2016

03/01/2015

03/01/2014

Indiana Cost Mod

Valuation Method

Indiana Cost Mod

Indiana Cost Mod

Indiana Cost Mod

Indiana Cost Mod

Indiana Cost Mod

1.0000

Equalization Factor

1.0000

1.0000

1.0000

1.0000

1.0000

Notice Required

\$12,400

Land

\$12,400

\$12,400

\$12,400

\$12,400

\$12,400

\$12,400

Land Res (1)

\$12,400

\$12,400

\$12,400

\$12,400

\$12,400

\$0

Land Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$0

Land Non Res (3)

\$0

\$0

\$0

\$0

\$0

\$37,400

Improvement

\$37,400

\$37,000

\$37,800

\$36,900

\$38,300

\$37,300

Imp Res (1)

\$37,300

\$36,900

\$37,600

\$36,700

\$38,100

\$0

Imp Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$100

Imp Non Res (3)

\$100

\$100

\$200

\$200

\$200

\$49,800

Total

\$49,800

\$49,400

\$50,200

\$49,300

\$50,700

\$49,700

Total Res (1)

\$49,700

\$49,300

\$50,000

\$49,100

\$50,500

\$0

Total Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$100

Total Non Res (3)

\$100

\$100

\$200

\$200

\$200

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 70' X 110', CI 70' X 110')

Land Type

Pricing Method

Soil ID

Act Front.

Size

Factor

Rate

Adj. Rate

Ext. Value

Infl. %

Res Elig %

Market Factor

Value

F

F

60

60x103

0.92

\$225

\$207

\$12,420

0%

100%

1.0000

\$12,420

Land Computations

Calculated Acreage 0.14

Actual Frontage 60

Developer Discount

Parcel Acreage 0.00

81 Legal Drain NV 0.00

82 Public Roads NV 0.00

83 UT Towers NV 0.00

9 Homesite 0.00

91/92 Acres 0.00

Total Acres Farmland 0.00

Farmland Value \$0

Measured Acreage 0.00

Avg Farmland Value/Acre 0.0

Value of Farmland \$0

Classified Total \$0

Farm / Classified Value \$0

Homesite(s) Value \$0

91/92 Value \$0

Supp. Page Land Value

CAP 1 Value \$12,400

CAP 2 Value \$0

CAP 3 Value \$0

Total Value \$12,400

Data Source Estimated

Collector 10/24/2016 ZK

Appraiser 01/01/2017 ZK

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

N/A

Finished Area

864 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☐ Slab

☒ Carpet

☒ Sub & Joint

☐ Unfinished

☐ Wood

☐ Other

Parquet

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Patio, Concrete

117

\$0

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accomodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

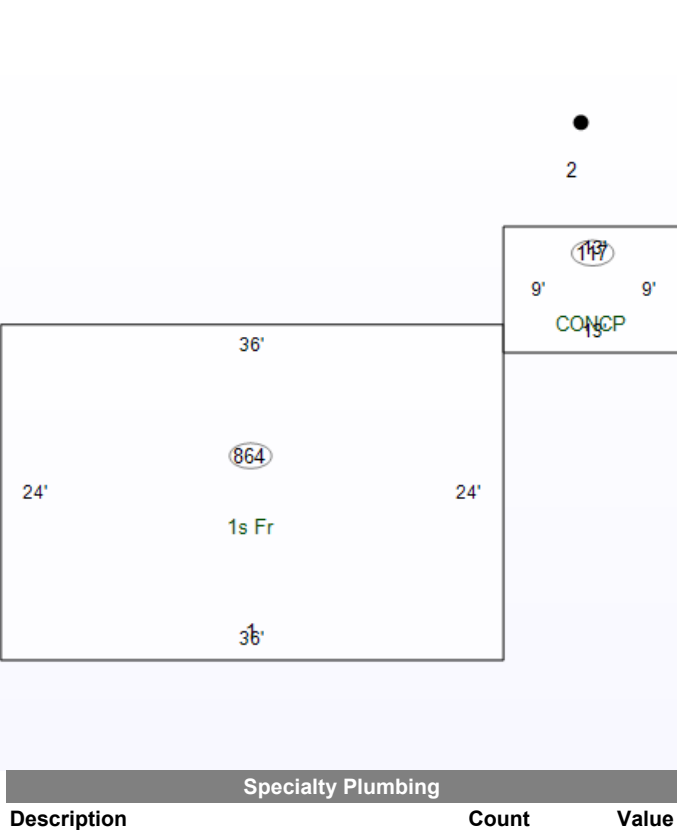
0

Total Rooms

5

Heat Type

Central Warm Air



| Cost Ladder | | | | | |
|-----------------------------------|--------|------|--------|------------------------|----------|
| Floor | Constr | Base | Finish | Value | Totals |
| 1 | 1Fr | 864 | 864 | \$66,700 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | | | | |
| Crawl | | | | | |
| Slab | | | | | |
| | | | | Total Base | \$66,700 |
| Adjustments | | | | 1 Row Type Adj. x 1.00 | \$66,700 |
| Unfin Int (-) | | | | | \$0 |
| Ex Liv Units (+) | | | | | \$0 |
| Rec Room (+) | | | | | \$0 |
| Loft (+) | | | | | \$0 |
| Fireplace (+) | | | | | \$0 |
| No Heating (-) | | | | | \$0 |
| A/C (+) | | | | | \$0 |
| No Elec (-) | | | | | \$0 |
| Plumbing (+ / -) | | | | 5 – 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | | | | \$0 |
| Elevator (+) | | | | | \$0 |
| | | | | Sub-Total, One Unit | \$66,700 |
| | | | | Sub-Total, 1 Units | |
| Exterior Features (+) | | | | \$700 | \$67,400 |
| Garages (+) 0 sqft | | | | \$0 | \$67,400 |
| Quality and Design Factor (Grade) | | | | 0.95 | |
| Location Multiplier | | | | 0.88 | |
| | | | | Replacement Cost | \$56,346 |

| Summary of Improvements | | | | | | | | | | | | | | | | | | | |
|-------------------------|-------------|--------------|--------------|-------|------------|----------|---------|-------|-----------|------|----------|----------|----------|----------|---------------|---------|------|-------|--------|
| Description | Res Eligibl | Story Height | Construction | Grade | Year Built | Eff Year | Eff Age | Co nd | Base Rate | LCM | Adj Rate | Size | RCN | Norm Dep | Remain. Value | Abn Obs | PC | Nbhd | Mrkt |
| 1: Single-Family R 01 | 100% | 1 | Wood Frame | C-1 | 1965 | 1979 | 39 | A | | 0.88 | | 864 sqft | \$56,346 | 28% | \$40,570 | 0% | 100% | 0.920 | 1.0000 |
| 2: MTL SHED R | 0% | 1 | SV | D | 1981 | 1981 | 37 | F | | 0.88 | | 7'x10' | | 70% | | 0% | 100% | 1.000 | 1.0000 |