

General Information

Parcel Number 85-15-16-400-026.000-003
Local Parcel Number 0020009200

Tax ID:

Routing Number 65.19

Property Class 101 Cash Grain/General Farm

Year: 2018

Location Information

County Wabash
Township LAGRO TOWNSHIP
District 003 (Local 003) LAGRO TOWNSHIP
School Corp 8050 M.S.D. WABASH COUNTY
Neighborhood 8503510-003 LAGRO TWP
Section/Plat 16
Location Address (1) 2757 E 250 S WABASH, IN 46992

Ownership

BENSON L. L. & WANETA S
2757 E 250 S
WABASH, IN 46992

Legal

PT NE1/4 SE1/4 16-27-7 10AC

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row: 01/01/1900, BENSON L. L. & WAN, WD, /, \$0, I

Notes

6/9/2017 RP: Reassessment Packet 2018



Agricultural

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

Table with columns: 2018, 2017, 2016, 2016, 2015. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various sub-categories like Land Res (1), Land Non Res (2), etc.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows 1-82.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, October 24, 2018 Review Group 2018

Data Source Estimated

Collector 06/09/2017 JS

Appraiser 06/09/2017 JS

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (10.00), Actual Frontage (0), Developer Discount, Parcel Acreage (10.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.14), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (8.86), Farmland Value (\$8,090), Measured Acreage (8.86), Avg Farmland Value/Acre (913), Value of Farmland (\$8,090), Classified Total (\$0), Farm / Classified Value (\$8,100), Homesite(s) Value (\$15,000), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$15,000), CAP 2 Value (\$8,100), CAP 3 Value (\$0), Total Value (\$23,100)

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style N/A
Finished Area 1800 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
Stoop, Masonry	64	\$2,000
Patio, Concrete	110	\$600

Plumbing

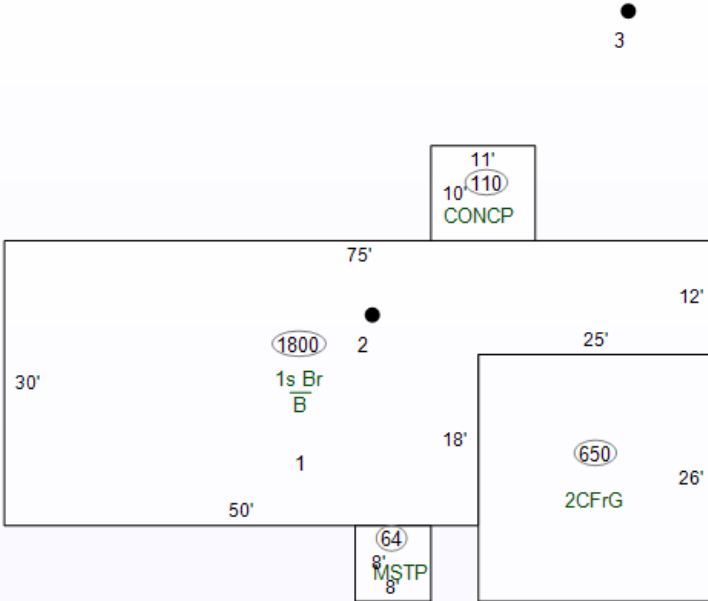
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Geothermal Only



Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1800	1800	\$117,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1800	0	\$35,200	
Crawl					
Slab					

Total Base	\$153,000
Adjustments	1 Row Type Adj. x 1.00
Total	\$153,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:2 \$7,700
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$163,100
Sub-Total, 1 Units	
Exterior Features (+)	\$2,600 \$165,700
Garages (+) 650 sqft	\$17,600 \$183,300
Quality and Design Factor (Grade)	1.15
Location Multiplier	0.88
Replacement Cost	\$185,500

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	Brick	B-1	1979	1979	39 A		0.88		3,600 sqft	\$185,500	26%	\$137,270	0%	100%	1.120	1.0000	\$153,700
2: Geothermal R 01	100%	1		C	2001	2001	17 A		0.88			\$14,784	16%	\$12,420	0%	100%	1.000	1.0000	\$12,400
3: Barn, Pole (T3) R 01	0%	1	T3AW	C	1981	1981	37 A	\$12.60	0.88	\$11.12	40' x 80' x 12'	\$31,320	55%	\$14,090	0%	100%	1.000	1.0000	\$14,100