

43-16-27-300-030.000-010

GRAY OPAL F

108 E ARTHUR ST

510, 1 Family Dwell - Platted Lot

SIDNEY/3001011-010

1/2

General Information

Parcel Number 43-16-27-300-030.000-010
Local Parcel Number 3070700060

Tax ID:

Routing Number 030-011-017.

Property Class 510
1 Family Dwell - Platted Lot

Year: 2019

Location Information

County Kosciusko
Township JACKSON TOWNSHIP
District 010 (Local 010) SIDNEY TOWN
School Corp 4455 WHITKO COMMUNITY
Neighborhood 3001011-010 SIDNEY
Section/Plat 27-31-7
Location Address (1) 108 E ARTHUR ST SIDNEY, IN 46566

Zoning NON-PARTICIPANT NON-PARTICI

Subdivision Town of Sidney A/K/A Sidney

Lot 19 &30

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 9, 2019
Review Group 2019

Ownership

GRAY OPAL F
108 E ARTHUR ST
PIERCETON, IN 46562

Legal

30-11-17
E 1/2 LOTS 19 & 30 SIDNEY OP



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/25/1994 GRAY OPAL F and 01/01/1900 GRAY VERL L.

Notes

3/3/2010 MEM: 2010 REMOVED C FACTOR FROM REAR LOT
1/1/1900 COMB: REQ TO COMB COMBINED 30-707000-50 INTO THIS PARCEL 3/31/2009

Res

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

Table with columns: 2019, 2018, 2017, 2016, 2015. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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 include F F and R F.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.20), Actual Frontage (132), 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 (\$5,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,600).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style 20 1 1/2 story older
Finished Area 1084 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
Porch, Enclosed Frame	112	\$6,600

Plumbing

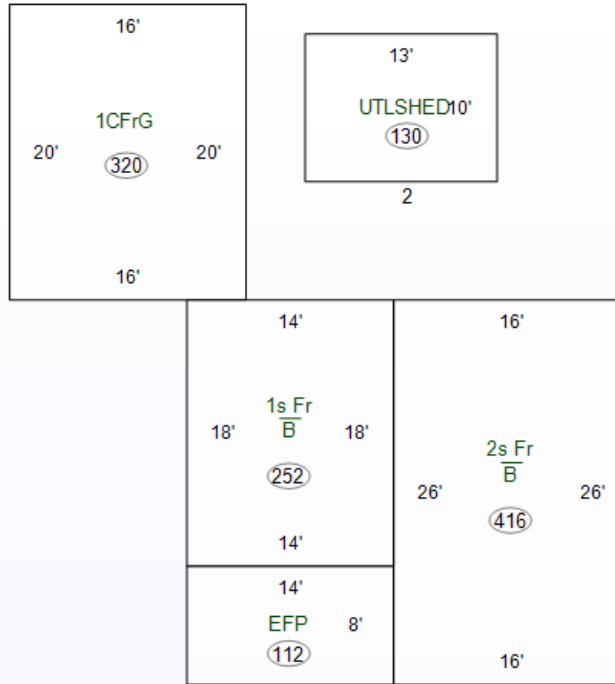
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accomodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	668	668	\$55,800	
2	1Fr	416	416	\$22,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		668	0	\$19,800	
Crawl					
Slab					

Total Base \$97,900

Adjustments 1 Row Type Adj. x 1.00 \$97,900

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 \$97,900

Sub-Total, 1 Units

Exterior Features (+)	\$6,600	\$104,500
Garages (+) 320 sqft	\$10,500	\$115,000
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.92	
Replacement Cost		\$95,220

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%	2	Wood Frame	D+2	1880	1919	100 A		0.92		1,752 sqft	\$95,220	50%	\$47,610	0%	100%	1.000	1.0000	\$47,600
2: Utility Shed R 01	0%	1		D	-1	1900	119 F	\$19.36	0.92	\$19.36	10'x13'	\$1,852	70%	\$560	0%	100%	1.000	1.0000	\$600