

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0120062300

Printed 09/12/2016 Card No. 1 of 1

PARCEL NUMBER
85-14-40-402-074.000-009
Parent Parcel Number

CARPENTER LACY & MARY
357 W SINCLAIR St
WABASH, IN 46992 USA
E & H W 46' 38

TRANSFER OF OWNERSHIP

Date

Property Address
357 W SINCLAIR St

Neighborhood
8509517 NEIGHBORHOOD 8

Property Class
510 Res 1 fam dwelling platted lot

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 85 WABASH
Area 004 NOBLE

VALUATION RECORD

Homestead Allocations

Corporation N
District 009 Wabash City-Wabash
Section & Plat 00
Routing Number 2N.72BK2

Assessment Year	03/01/2012	03/01/2013	03/01/2014	03/01/2015	01/01/2016	Residential	Non-Residential
Reason for Change	4Y Reval	Trending	Trending	Trending	Trending		
VALUATION	L 5200	5200	5200	5200	5200	5200	0
Appraised Value	B 56900	58300	57900	57300	56900	56300	600
	T 62100	63500	63100	62500	62100	61500	600
VALUATION	L 5200	5200	5200	5200	5200	5200	0
True Tax Value	B 56900	58300	57900	57300	56900	56300	600
	T 62100	63500	63100	62500	62100	61500	600

Site Description

Topography:
Level
Public Utilities:
All

LAND DATA AND CALCULATIONS

Street or Road: Paved, Sidewalk	Rating Soil ID -or- -or-	Measured Acreage -or- -or-	Table 132	Prod. Factor -or- Depth Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Neighborhood: Static									
Zoning: 1 FRONT LOT		46.0	46.0	80.0	0.80	140.00	112.00	5150	5150
Legal Acres: 0.0000									
Admin Legal 0.0000									

Supplemental Cards

TRUE TAX VALUE 5150

FARMLAND COMPUTATIONS

Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]
TOTAL ACRES FARMLAND
TRUE TAX VALUE

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

Supplemental Cards
TOTAL LAND VALUE

5200

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 2.00
 Finished Area: 1856
 Attic: None
 Basement: 1/2

ROOFING

Material: Asphalt shingles

FLOORING

Slab B
 Sub and joists 1.0, 2.0
 Vinyl tile 1.0, 2.0
 Carpet 1.0, 2.0
 Unfinished B

EXTERIOR COVER

Conc block B
 Wood siding 1.0, 2.0

INTERIOR FINISH

Drywall 1.0, 2.0
 Unfinished B

ACCOMMODATIONS

Finished Rooms 6
 Bedrooms 3
 Family Rooms 1
 Fireplaces: 2

HEATING AND AIR CONDITIONING

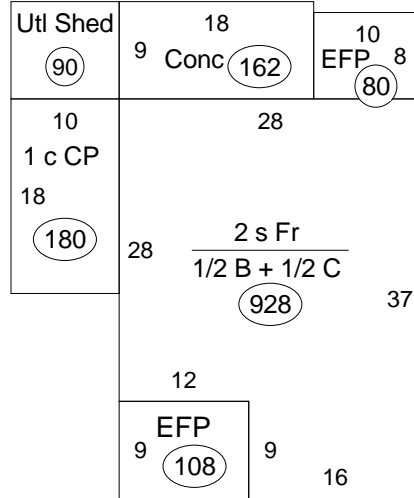
Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING

 3 Fixt. Baths 1 3
 Kit Sink 1 1
 Water Heat 1 1
 Extra Fixt 1
 TOTAL 6

REMODELING AND MODERNIZATION

Amount Date



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 WOOD FRAME	928	1.0	928		68830
1 WOOD FRAME	928	2.0	928		34720

464 Bsmt	0	16080
464 Crawl	----	4080

TOTAL BASE 123710

Row Type Adjustment 1.00%
 SUB-TOTAL 123710

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	4400
Heating	0
Air Condition	0
Frame/Siding/Roof	0
Plumbing Fixt: 6	800

Sub-TOTAL ONE UNIT 128910
 SUB-TOTAL 0 UNITS 128910

Exterior Features Description	Value	Garages	Value
EFP	5750	0 Integral	0
CONCP	850	0 Att Garage	0
EFP	6910	180 Att Carports	2700
		0 Bsmt Garage	0
		Ext Features	13510

Sub-TOTAL 145120
 Quality Class/Grade D+2

GRADE ADJUSTED VALUE 114940

(LCM: 88.00)

SPECIAL FEATURES

Description	Value
D :MAS	3500
MAS-STK	900

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty Hgt	Const Type	Year	Eff Year	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value		
D :MAS	3500	D	DWELL	0.00		D+2	1900	1900	AV	0.00	Y	0.00	2320	114940	50	0	98	100	56300
MAS-STK	900	G01	ICP	0.00	1				AV	15.00	N	15.00	180	2700	0	0	0	100	0
		01	UTLSHED	0.00	1	C	1900	1900	AV	20.22	N	17.79	90	1600	65	0	100	100	600

Data Collector/Date

JWK 05/18/2000

Appraiser/Date

BM 08/19/2002

Neighborhood

Neigh 8509517 F

Supplemental Cards

TOTAL IMPROVEMENT VALUE

56900