

85-07-05-103-015.000-002

General Information

Parcel Number
85-07-05-103-015.000-002

Local Parcel Number
0110067300

Tax ID:

Routing Number
6C.19

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Wabash

Township
CHESTER TOWNSHIP

District 002 (Local 002)
NORTH MANCHESTER TOWN

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8502520-002
CITY OF NORTH MANCHESTER 2

Section/Plat
05

Location Address (1)
304 S 1ST ST
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved, Sidewalk

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026

Review Group 2023

GOOD CHRISTINE VIVAN L/E TH

Ownership

GOOD CHRISTINE VIVAN L/E THEN
304 S 1ST STREET
NORTH MANCHESTER, IN 46962

Legal

HYMERS 15



304 S 1ST ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/28/2023	GOOD CHRISTINE VI		QC	/		I
04/24/2023	GOOD CHRISTINE VI		QC	/		I
01/01/1900	GOOD ROLAND R &		WD	/		I

510, 1 Family Dwell - Platted Lot

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	GenReval	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$9,400	\$9,400	\$9,400	\$9,400	\$9,400
Land Res (1)	\$9,400	\$9,400	\$9,400	\$9,400	\$9,400
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$82,000	\$80,000	\$68,100	\$66,900	\$56,200
Imp Res (1)	\$82,000	\$80,000	\$68,100	\$66,500	\$55,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$400	\$400
Total	\$91,400	\$89,400	\$77,500	\$76,300	\$65,600
Total Res (1)	\$91,400	\$89,400	\$77,500	\$75,900	\$65,200
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$400	\$400

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 50' X 156', CI 50' X 156')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		66	66x132	0.95	\$150	\$143	\$9,438	0%	1.0000	100.00	0.00	0.00	\$9,440

CITY OF NORTH MANCHE

1/2

Notes

8/16/2022 RP: Reassessment Packet 2023

Land Computations

Calculated Acreage	0.20
Actual Frontage	66
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	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	\$9,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$9,400

Data Source Estimated

Collector 07/25/2022 JS

Appraiser 07/25/2022 JS

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

N/A

Finished Area

960 sqft

Make

Floor Finish

☒Earth

☐Tile

☐Slab

☐Carpet

☒Sub & Joist

☐Unfinished

☒Wood

☐Other

☐Parquet

Wall Finish

☒Plaster/Drywall

☒Unfinished

☐Paneling

☐Other

☐Fiberboard

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

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐Built-Up

☐Metal

☒Asphalt

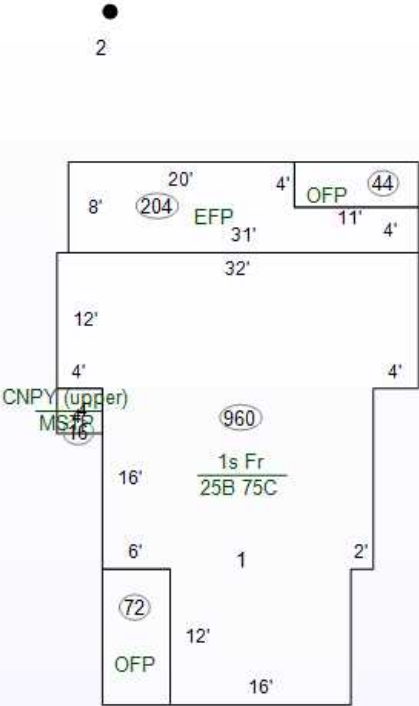
☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	44	\$3,600
Stoop, Masonry	16	\$1,500
Canopy, Shed Type	16	\$700
Porch, Open Frame	72	\$4,600
Porch, Enclosed Frame	204	\$15,200



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	960	960	\$123,700
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		240	0	\$27,200
Crawl		720	0	\$5,900
Slab				
Total Base				\$156,800
Adjustments				1 Row Type Adj. x 1.00
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
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$156,800
Sub-Total, 1 Units				
Exterior Features (+)				\$25,600
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.91
Replacement Cost				\$149,386

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	D+2	1920	1955	71	A		0.91		1,200 sqft	\$149,386	50%	\$74,690	0%	100%	1.090	1.000	100.00	0.00	0.00	\$81,400
2: Utility Shed	1		D	1920	1920	106	F	\$25.97	0.91	\$18.91	10'x20'	\$3,781	70%	\$1,130	50%	100%	1.000	1.000	100.00	0.00	0.00	\$600