General Information

Parcel Number
85-09-02-200-010.000-010

Local Parcel Number
0070024500

Tax ID:

Routing Number
7.6

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information

County
Wabash

Township
PAW PAW TOWNSHIP

District 010 (Local 010)
PAW PAW TOWNSHIP

School Corp 8050
M.S.D. WABASH COUNTY

Neighborhood 8510510-010
PAW PAW HOMESITE & RURAL R

Section/Plat
02

Location Address (1)
7483 W STATE ROAD 16
ROANN, IN 46974

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026

Review Group 2024

Ownership

HOWARD JOSEPH I & MICHAEL T H
7483 W STATE ROAD 16
ROANN, IN 46974

Legal

NW PT FR NE1/4 2-28-5 1AC

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/26/2011	HOWARD JOSEPH I		QC	/		I
01/01/1900	HOWARD JOSEPH L		WD	/		I

Notes

8/10/2023 RP: Reassessment Packet 2024

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	AA	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	**$17,200**	**$17,200**	**$17,200**	**$17,200**	**$17,200**
Land Res (1)	$17,200	$17,200	$17,200	$17,200	$17,200
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$118,100**	**$108,800**	**$85,900**	**$80,900**	**$72,700**
Imp Res (1)	$118,100	$108,800	$85,900	$80,700	$72,500
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$200	$200
Total	**$135,300**	**$126,000**	**$103,100**	**$98,100**	**$89,900**
Total Res (1)	$135,300	$126,000	$103,100	$97,900	$89,700
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$200	$200

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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
9	A		0	0.8400	1.14	$18,000	$20,520	$17,237	0%	1.0000	100.00	0.00	0.00	$17,240
82	A	OCA	0	0.1600	0.94	$2,120	$1,993	$319	-100%	1.0000	0.00	100.00	0.00	$00

Data Source Estimated **Collector** 05/09/2023 JS **Appraiser** 05/09/2023 JS

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.16
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.84
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 / Classifed Value	$0
Homesite(s) Value	$17,200
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$17,200
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$17,200**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1144 sqft
Make	

Floor Finish

- [ ] Earth
- [x] Tile
- [ ] Slab
- [x] Carpet
- [x] Sub & Joist
- [ ] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

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

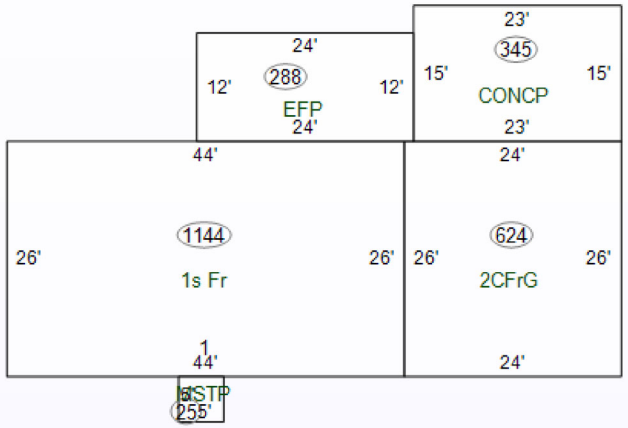
Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Patio, Concrete	345	$2,900
Stoop, Masonry	25	$1,500
Porch, Enclosed Frame	288	$20,200



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1144	1144	$140,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

	Total Base	$140,700
Adjustments	**1 Row Type Adj. x 1.00**	$140,700
Unfin Int (-)		$0
Ex Liv Units (+)		$0
Rec Room (+)		$0
Loft (+)		$0
Fireplace (+)		$0
No Heating (-)		$0
A/C (+)	1:1144	$4,500
No Elec (-)		$0
Plumbing (+ / -)	5 – 5 = 0 x $0	$0
Spec Plumb (+)		$0
Elevator (+)		$0
	Sub-Total, One Unit	$145,200
	Sub-Total, 1 Units	
Exterior Features (+)	$24,600	$169,800
Garages (+) 624 sqft	$26,800	$196,600
	Quality and Design Factor (Grade)	0.90
	Location Multiplier	0.91
	Replacement Cost	$161,015

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	D+2	1969	1969	57	A		0.91		1,144 sqft	$161,015	45%	$88,560	0%	100%	1.330	1.000	100.00	0.00	0.00	$117,800
2: Utility Shed R 01	1		D	1980	1980	46	F	$35.10	0.91	$25.55	8'x10'	$2,044	70%	$610	50%	100%	1.000	1.000	100.00	0.00	0.00	$300