General Information

Parcel Number
52-02-18-301-063.000-002

Local Parcel Number
0020640600

Tax ID:

Routing Number
02-18-202-061

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Miami

Township
ALLEN TOWNSHIP

District 002 (Local 002)
MACY TOWN

School Corp 5620
NORTH MIAMI CONSOLIDATED

Neighborhood 1103-002
Macy

Section/Plat
00

Location Address (1)
295 E WALNUT STREET
MACY, IN 46951

Zoning

Subdivision

Lot

Market Model
1103-002

Characteristics

Topography
Level

Flood Hazard ☐

Public Utilities
Gas, Electricity

ERA ☐

Streets or Roads
Paved, Sidewalk

TIF ☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 15, 2026

Review Group 2025

Ownership

Deeds, Mary
PO Box 7
MACY, IN 46951-0007

Legal

WILKINSON & POWELL 00-00-00 .00 AD N1/2
LOT 54 & N1/2 LOT 45 DA 58
5/593 03 064 00600

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/02/2022	Deeds, Mary		Qu	22/3547		I
09/30/2011	Koons, David W		Fo	/		I
04/18/1990	Koons, David W.		WD	/		I
01/01/1900	ROBBINS, RUTH		WD	/		I

Notes

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/15/2026	04/11/2025	04/12/2024	04/11/2023	04/06/2022
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	**$5,500**	**$5,500**	**$5,500**	**$5,500**	**$5,500**
Land Res (1)	$5,500	$5,500	$5,500	$5,500	$5,500
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$57,200**	**$45,500**	**$34,100**	**$34,500**	**$34,500**
Imp Res (1)	$57,200	$45,500	$33,200	$33,600	$33,600
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$900	$900	$900
Total	**$62,700**	**$51,000**	**$39,600**	**$40,000**	**$40,000**
Total Res (1)	$62,700	$51,000	$38,700	$39,100	$39,100
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$900	$900	$900

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 66' X 120', CI 66' X 120')

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		132	132x60	0.70	$78	$55	$7,260	-25%	1.0000	100.00	0.00	0.00	$5,450

Land Computations

Calculated Acreage	0.18
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
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$5,500
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$5,500**

Data Source External Only **Collector** **Appraiser** 08/06/2024 Brian

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 1/2
Style	N/A
Finished Area	1376 sqft
Make	

Floor Finish

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

Wall Finish

- [x] Plaster/Drywall
- [x] 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	3

Heat Type

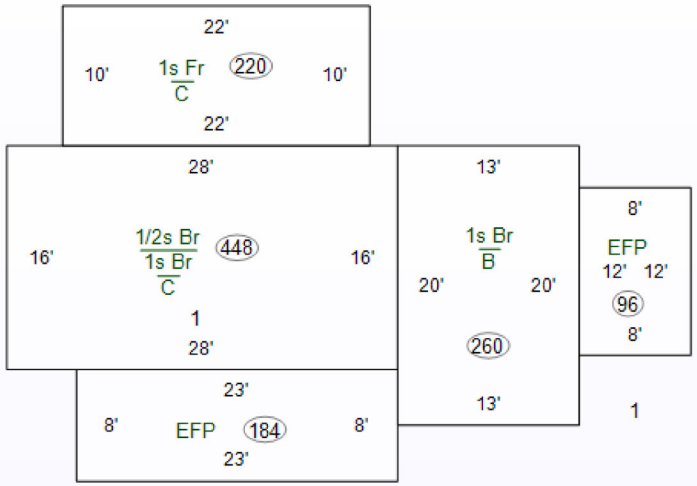
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	96	$10,000
Porch, Enclosed Frame	184	$14,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	928	928	$131,200	
2					
3					
4					
1/4					
1/2	7	448	448	$40,000	
3/4					
Attic					
Bsmt		260	0	$27,200	
Crawl		668	0	$5,800	
Slab					
			Total Base		$204,200
Adjustments			**1 Row Type Adj. x 1.00**		$204,200
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	$204,200
				Sub-Total, 1 Units	
Exterior Features (+)				$24,000	$228,200
Garages (+) 0 sqft				$0	$228,200
				Quality and Design Factor (Grade)	0.95
				Location Multiplier	0.91
				Replacement Cost	$197,279

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 1/2	5/6 Maso	C-1	1838	1947	79	F		0.91		1,636 sqft	$197,279	50%	$98,640	0%	100%	1.000	0.580	100.00	0.00	0.00	$57,200