General Information

Parcel Number
85-14-11-404-010.000-009

Local Parcel Number
0120345600

Tax ID:

Routing Number
3P.24BK2

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Wabash

Township
NOBLE TOWNSHIP

District 009 (Local 009)
WABASH CITY-WABASH CITY SC

School Corp 8060
WABASH CITY

Neighborhood 8509520-009
NEGHBORHOOD 11

Section/Plat
11

Location Address (1)
380 E MAIN ST
WABASH, IN 46992

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026
Review Group 2026

Ownership

MCBRIER BRANSON C
8731 S 600 W
CLAYPOOL, IN 46510

Legal

EASTERN E1/2 LOT 10

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/10/2025	MCBRIER BRANSON		CW	/	$12,500	I
11/07/2025	LTD PG MANAGEME		WD	/	$5,000	I
10/20/2017	PENIX TRACY A		QC	/		I
01/02/2003	COLLINS NANCY A		WD	/	$41,000	I
08/20/2001	RUDIG ALVIN L/E TH		QC	/		I
01/01/1900	RUDIG ALVIN & JEAN		WD	/		I

Notes

4/7/2026 NC: 2027 PERMIT FOR REMOVE PORCH/ADD DECK

9/30/2025 RP: Reassessment Packet 2026

1/19/2017 L/C: LAND CONTRACT 10/09/2008 FROM COLLINS NANCY A TO PENIX TRACY

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	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	**$5,800**	**$5,800**	**$5,800**	**$5,800**	**$5,000**
Land Res (1)	$5,800	$5,800	$5,800	$5,800	$5,000
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$82,000**	**$70,600**	**$55,500**	**$54,000**	**$48,300**
Imp Res (1)	$82,000	$70,600	$55,500	$54,000	$48,300
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$0	$0
Total	**$87,800**	**$76,400**	**$61,300**	**$59,800**	**$53,300**
Total Res (1)	$87,800	$76,400	$61,300	$59,800	$53,300
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 60' X 132', CI 60' X 132')

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		33	33x132	1.00	$175	$175	$5,775	0%	1.0000	100.00	0.00	0.00	$5,780

Data Source Estimated **Collector** 08/28/2025 JS **Appraiser** 08/28/2025 JS

Land Computations

Calculated Acreage	0.10
Actual Frontage	33
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	$5,800
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$5,800**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 1/2
Style	N/A
Finished Area	1977 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] 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	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

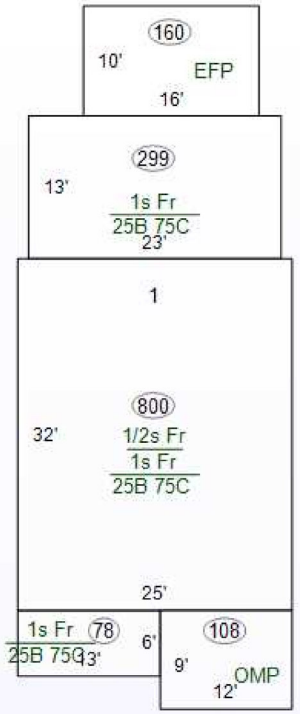
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Masonry	108	$6,600
Porch, Enclosed Frame	160	$12,600



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1177	1177	$142,600	
2					
3					
4					
1/4					
1/2	1Fr	800	800	$57,000	
3/4					
Attic					
Bsmt		294	0	$29,000	
Crawl		883	0	$6,400	
Slab					
			Total Base		$235,000
Adjustments			**1 Row Type Adj. x 1.00**		$235,000
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1177 1/2:800	$5,700
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$240,700
				Sub-Total, 1 Units	
Exterior Features (+)				$19,200	$259,900
Garages (+) 0 sqft				$0	$259,900
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.91
				Replacement Cost	$212,858

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	Wood Fr	D+2	1910	1949	77	F		0.91		2,271 sqft	$212,858	65%	$74,500	0%	100%	1.100	1.000	100.00	0.00	0.00	$82,000

Total all pages $82,000 **Total this page** $82,000