General Information

Parcel Number
85-10-03-200-006.000-010

Local Parcel Number
0070043300

Tax ID:

Routing Number
27.3

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
03

Location Address (1)
2153 W STATE ROAD 16
NORTH MANCHESTER, IN 46962

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

SCHNEPP STANLEY E & BEVERLY
2153 W STATE RD 16
NORTH MANCHESTER, IN 46962

Legal

PT NE1/4 3-28-6 1AC DITCH 569 & 664

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	SCHNEPP STANLEY		WD	/		I

Notes

9/26/2025 NOTE: 09/22/2025 RECORDED TOD DEED

8/11/2023 RP: Reassessment Packet 2024

12/22/2020 NC: 2021 PICK UP NEW SHED/DET GARAGE. MEASURE OTHER OUTBUILDINGS. 2021 ADDED SHED. RAZED TWO OUTBLDGS

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	**$17,500**	**$17,500**	**$17,500**	**$17,500**	**$17,500**
Land Res (1)	$17,500	$17,500	$17,500	$17,500	$17,500
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$212,100**	**$182,000**	**$144,600**	**$136,300**	**$123,200**
Imp Res (1)	$212,100	$182,000	$144,600	$131,800	$118,400
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$4,500	$4,800
Total	**$229,600**	**$199,500**	**$162,100**	**$153,800**	**$140,700**
Total Res (1)	$229,600	$199,500	$162,100	$149,300	$135,900
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$4,500	$4,800

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	0.8900	1.09	$18,000	$19,620	$17,462	0%	1.0000	100.00	0.00	0.00	$17,460
82	A	CRA	0	0.1100	1.02	$2,120	$2,162	$238	-100%	1.0000	0.00	100.00	0.00	$00

Data Source Estimated **Collector** 05/22/2023 JS **Appraiser** 05/22/2023 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	0.11
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.89
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	$17,500
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$17,500
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$17,500**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1664 sqft
Make	

Floor Finish

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

Wall Finish

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

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

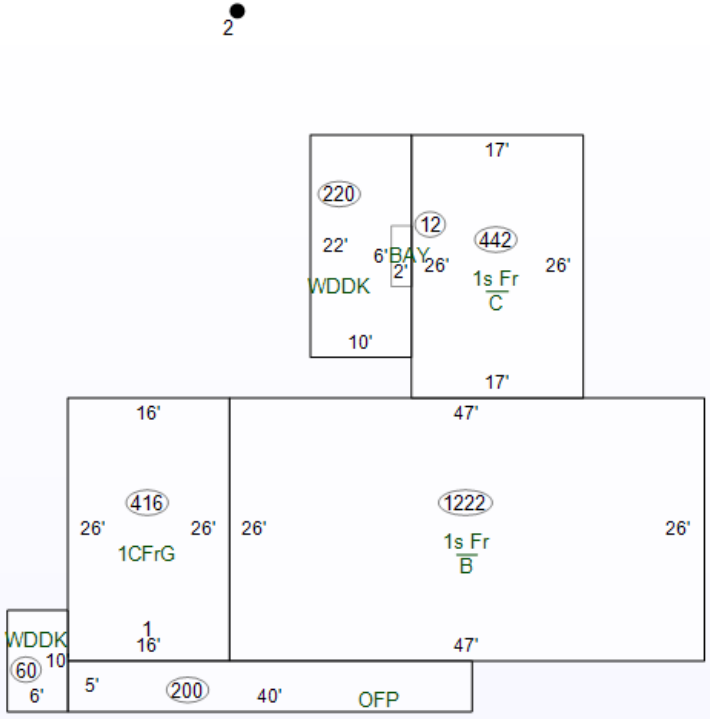
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Frame	200	$9,400
Bay	12	$5,100
Wood Deck	220	$4,500
Wood Deck	60	$1,400



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1664	1664	$184,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1222	0	$62,600	
Crawl		442	0	$4,900	
Slab					
			Total Base		$251,800
Adjustments			**1 Row Type Adj. x 1.00**		$251,800
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1664	$4,700
No Elec (-)					$0
Plumbing (+ / -)				7 – 5 = 2 x $1,400	$2,800
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$259,300
				Sub-Total, 1 Units	
Exterior Features (+)				$20,400	$279,700
Garages (+) 416 sqft				$19,600	$299,300
				Quality and Design Factor (Grade)	0.95
				Location Multiplier	0.91
				Replacement Cost	$258,745

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	C-1	1966	1966	60	A		0.91		2,886 sqft	$258,745	40%	$155,250	0%	100%	1.330	1.000	100.00	0.00	0.00	$206,500
2: Utility Shed	1		C	2020	2020	6	A	$22.83	0.91	$20.78	14'x24'	$6,981	20%	$5,580	0%	100%	1.000	1.000	100.00	0.00	0.00	$5,600