

General Information

Parcel Number 85-14-11-204-081.000-009
Local Parcel Number 0120211000

Tax ID:

Routing Number 6H.BK1

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County Wabash
Township NOBLE TOWNSHIP
District 009 (Local 009 )
School Corp 8060
Neighborhood 8509512-009
Section/Plat 11
Location Address (1)
491 N EAST ST
WABASH, IN 46992

Ownership

HYDEN EUGENE J & JUDY C
491 N EAST ST
WABASH, IN 46992

Legal

J W HANNA 1/27

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Row: 01/01/1900, HYDEN EUGENE J &, WD, /, \$0, I

Notes

11/17/2020 RP: Reassessment Packet 2021



Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for years 2021, 2020, 2019, 2018, 2017.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 130', CI 66' X 130')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row: F, F, 66, 66x132, 1.00, \$150, \$150, \$9,900, 0%, 100%, 1.0000, \$9,900

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Water, Sewer, Electricity ERA
Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Friday, April 16, 2021

Review Group 2021

Data Source Estimated

Collector 10/16/2020 JS

Appraiser 10/16/2020 JS

Land Computations

Table with columns: Computation, Value. Rows: 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), 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 (\$9,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$9,900)

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	832 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Open Masonry	112	\$4,600
Porch, Enclosed Frame	96	\$6,600
Wood Deck	144	\$2,700

**Plumbing**

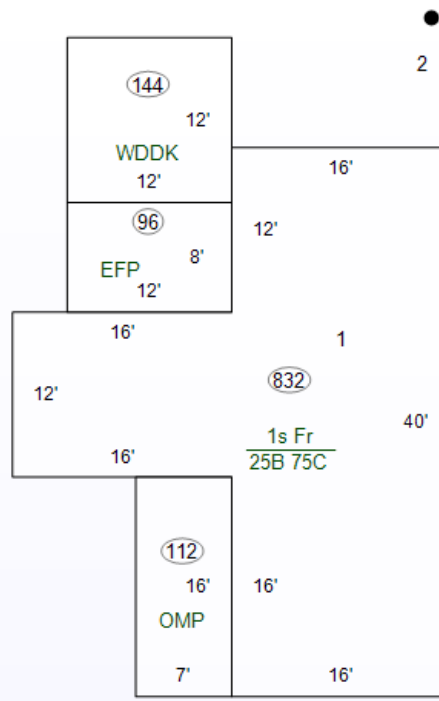
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	832	832	\$63,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	208	0	\$13,100	
Crawl	624	0	\$4,600	
Slab				

**Total Base** \$81,600

**Adjustments** 1 Row Type Adj. x 1.00 \$81,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:832	\$3,700
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$85,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$13,900	\$99,200
Garages (+) 0 sqft	\$0	\$99,200
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.88

**Replacement Cost** \$74,202

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	D+1	1920	1945	76 G		0.88		1,040 sqft	\$74,202	45%	\$40,810	0%	100%	1.200	1.0000	\$49,000
2: Detached Garage R 01	100%	1	Wood Frame	C	1989	1989	32 A	\$27.86	0.88	\$27.86	24'x24'	\$14,122	26%	\$10,450	0%	100%	1.000	1.0000	\$10,500