

General Information

Parcel Number 85-02-34-300-007.000-012
Local Parcel Number 0090004200

Tax ID:

Routing Number 30.3

Property Class 101
Cash Grain/General Farm

Year: 2021

Location Information

County Wabash
Township PLEASANT TOWNSHIP
District 012 (Local 012) PLEASANT TOWNSHIP
School Corp 8045 MANCHESTER COMMUNITY
Neighborhood 8512510-012 PLEASANT
Section/Plat 34
Location Address (1) 2726 W STATE ROAD 114 NORTH MANCHESTER, IN 46962

Ownership

AYRES ARDEN E & MARY E
2726 W STATE RD 114
NORTH MANCHESTER, IN 46962

Legal

W1/2 SW1/4 EXC NW COR & SW COR E1/2 9A 42
SW1/4 34-30-6 85A DITCH 568 & 620



Transfer of Ownership

Date 01/01/1900 Owner AYRES ARDEN E & M Doc ID Code Book/Page Adj Sale Price V/I

Notes

8/12/2019 RP: Reassessment Packet 2020

Agricultural

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

Table with columns for Assessment Year (2021-2017), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts (Land, Improvement, Total).

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Friday, April 16, 2021 Review Group 2020

Data Source Estimated Collector 08/12/2019 JS Appraiser 08/12/2019 JS

Land Computations

Table with columns for Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.) and Total Value \$113,200.

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. %	Res Elig %	Market Factor	Value
4	A	WT	0	3.790000	1.11	\$1,290	\$1,432	\$5,427	0%	0%	1.0000	\$5,430
5	A	CSA	0	0.090000	1.02	\$1,290	\$1,316	\$118	-60%	0%	1.0000	\$50
5	A	HT	0	2.990000	0.50	\$1,290	\$645	\$1,929	-60%	0%	1.0000	\$770
5	A	HX	0	0.010000	1.11	\$1,290	\$1,432	\$14	-60%	0%	1.0000	\$10
5	A	MFB2	0	0.120000	0.89	\$1,290	\$1,148	\$138	-60%	0%	1.0000	\$60
5	A	MFC2	0	0.260000	0.81	\$1,290	\$1,045	\$272	-60%	0%	1.0000	\$110
5	A	MFD2	0	0.180000	0.68	\$1,290	\$877	\$158	-60%	0%	1.0000	\$60
5	A	MKD3	0	0.130000	0.51	\$1,290	\$658	\$86	-60%	0%	1.0000	\$30
5	A	MLC3	0	0.160000	0.77	\$1,290	\$993	\$159	-60%	0%	1.0000	\$60
5	A	RHB2	0	0.160000	0.98	\$1,290	\$1,264	\$202	-60%	0%	1.0000	\$80
5	A	SO	0	0.390000	1.11	\$1,290	\$1,432	\$558	-60%	0%	1.0000	\$220
71	A	MFC2	0	0.230000	0.81	\$1,290	\$1,045	\$240	-40%	0%	1.0000	\$140
71	A	MKD3	0	0.160000	0.51	\$1,290	\$658	\$105	-40%	0%	1.0000	\$60
71	A	RHB2	0	0.850000	0.98	\$1,290	\$1,264	\$1,074	-40%	0%	1.0000	\$640
71	A	SO	0	0.060000	1.11	\$1,290	\$1,432	\$86	-40%	0%	1.0000	\$50
82	A	RHB2	0	1.080000	0.98	\$1,290	\$1,264	\$1,365	-100%	0%	1.0000	\$00

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	N/A
Finished Area	2155 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input 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 Frame	208	\$6,900

Plumbing

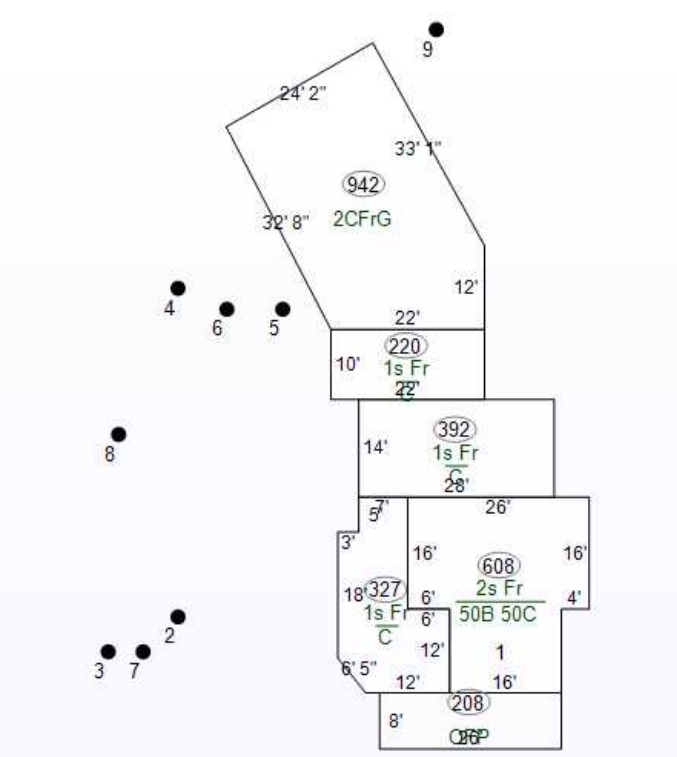
#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	3 5

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1547	1547	\$94,900	
2 1Fr	608	608	\$27,900	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	304	0	\$14,200	
Crawl	1243	0	\$6,100	
Slab				

Total Base \$143,100

Adjustments 1 Row Type Adj. x 1.00 \$143,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1547 2:608 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$147,500

Sub-Total, 1 Units

Exterior Features (+)	\$6,900	\$154,400
Garages (+) 942 sqft	\$23,400	\$177,800
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.88
Replacement Cost		\$156,464

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%	2	Wood Frame	C	1920	1939	82 G		0.88		2,459 sqft	\$156,464	40%	\$93,880	0%	100%	1.300	1.0000	\$122,000
2: Barn, Bank & Flat (T2)	0%	2		D	1900	1900	121 A	\$42.17	0.88	\$39.32	40' x 70' x 16'	\$77,517	65%	\$27,130	65%	100%	1.000	1.0000	\$9,500
3: Barn, Bank & Flat (T2)	0%	1		D	1900	1900	121 A	\$37.36	0.88	\$39.53	16' x 40' x 20'	\$17,810	65%	\$6,230	65%	100%	1.000	1.0000	\$2,200
4: Confinement Facility, H	0%	1	SV	C	1900	1900	121 F		0.88		30'x40'		70%		0%	100%	1.000	1.0000	\$1,000
5: Confinement Facility, H	0%	1	Wood Frame	D	1900	1900	121 A	\$17.89	0.88	\$17.89	26'x64'	\$20,957	65%	\$7,340	50%	100%	1.000	1.0000	\$3,700
6: Corn Crib, Frame	0%	1	Drive Thru	C	1900	1900	121 A	\$17.48	0.88	\$17.48	30' x40'	\$18,459	65%	\$6,460	50%	100%	1.000	1.0000	\$3,200
7: Lean-To R 01	0%	1	Earth Floor	C	1900	1900	121 A	\$6.38	0.88	\$6.38	32'x40' x 14'	\$7,186	65%	\$2,520	0%	100%	1.000	1.0000	\$2,500
8: Silo R 01	0%	1	Concrete Block	C	1900	1900	121 P		0.88		12' x 30'	\$8,888	80%	\$1,780	90%	100%	1.000	1.0000	\$200
9: Utility Shed	0%	1		D	1900	1900	121 A	\$16.04	0.88	\$16.04	16'x20'	\$3,613	65%	\$1,260	50%	100%	1.000	1.0000	\$600

