General Information

Parcel Number
85-03-32-402-071.000-002

Local Parcel Number
0110141000

Tax ID:

Routing Number
3N.68

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Wabash

Township
CHESTER TOWNSHIP

District 002 (Local 002)
NORTH MANCHESTER TOWN

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8502512-002
CITY OF NORTH MANCHESTER 2

Section/Plat
32

Location Address (1)
715 BOND ST
NORTH MANCHESTER, IN 46962

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 2023

Ownership

PIPER GLORIA S
715 BOND STREET
NORTH MANCHESTER, IN 46962

Legal

LINCOLN'S LOT 7 & N 5' & WEDGE OF LOT 8

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/31/2020	PIPER GLORIA S		AF	/		I
04/25/2016	PIPER MAX L & GLO		QC	/		I
01/01/1900	PIPER MAX L		WD	/		I

Notes

9/15/2022 RP: Reassessment Packet
2023 Changed effective year

5/2/2016 NOTE:
REMOVED POOL AND DECK PER TAXPAYER
08/26/2011
FOR 2012 PAY 2013

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	GenReval	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	**$18,900**	**$18,900**	**$18,900**	**$18,900**	**$17,000**
Land Res (1)	$18,900	$18,900	$18,900	$18,900	$17,000
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$181,200**	**$169,600**	**$142,600**	**$141,100**	**$135,000**
Imp Res (1)	$181,200	$169,600	$142,600	$140,000	$135,000
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$1,100	$0
Total	**$200,100**	**$188,500**	**$161,500**	**$160,000**	**$152,000**
Total Res (1)	$200,100	$188,500	$161,500	$158,900	$152,000
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$1,100	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 75' X 132', CI 75' 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		70	70x133	1.00	$250	$250	$17,500	0%	1.0000	100.00	0.00	0.00	$17,500
F	F		5	5x133	1.00	$250	$250	$1,250	0%	1.0000	100.00	0.00	0.00	$1,250
R	F		1	2x73x143	0.30	$250	$75	$150	0%	1.0000	100.00	0.00	0.00	$150

Data Source Estimated **Collector** 08/10/2022 JS **Appraiser** 08/10/2022 JS

Land Computations

Calculated Acreage	0.23
Actual Frontage	76
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	$18,900
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$18,900**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	2499 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Frame	160	$7,600
Patio, Concrete	192	$1,600

Plumbing

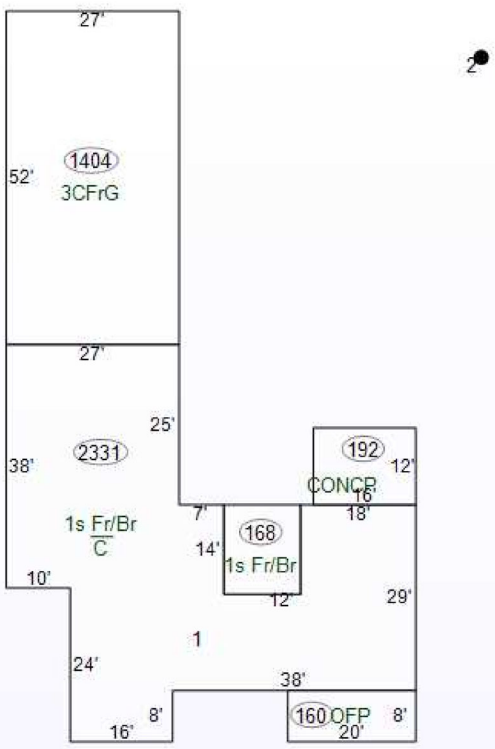
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Hot Water or Steam



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	2499	2499	$253,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		2331	0	$11,500	
Slab					
			Total Base		$264,700
Adjustments			**1 Row Type Adj. x 1.00**		$264,700
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1 MO:1	$7,300
No Heating (-)					$0
A/C (+)				1:2499	$5,500
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $1,400	$4,200
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$281,700
				Sub-Total, 1 Units	
Exterior Features (+)				$9,200	$290,900
Garages (+) 1404 sqft				$54,600	$345,500
				Quality and Design Factor (Grade)	1.00
				Location Multiplier	0.91
				Replacement Cost	$314,405

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	1/6 Maso	C	1948	1952	74	A		0.91		2,499 sqft	$314,405	45%	$172,920	0%	100%	1.040	1.000	100.00	0.00	0.00	$179,800
2: Utility Shed	1		D	2022	2022	4	A	$27.24	0.91	$19.83	10'x16'	$3,173	15%	$2,700	50%	100%	1.000	1.000	100.00	0.00	0.00	$1,400