

25-07-34-300-012.010-008

LIVINGSTON WILLIAM M JR

3953 S. OLD US HWY 31

510, 1 Family Dwell - Platted Lot

Rochester Twp Res Acreag 1/2

General Information

Parcel Number 25-07-34-300-012.010-008
Local Parcel Number 00910224531

Tax ID:

Routing Number 78-300-012-18

Property Class 510
1 Family Dwell - Platted Lot

Year: 2017

Location Information

County Fulton
Township ROCHESTER TOWNSHIP
District 008 (Local 009) ROCHESTER TOWNSHIP
School Corp 2645 ROCHESTER COMMUNITY
Neighborhood 09000-008 Rochester Twp Res Acreage Defaul
Section/Plat
Location Address (1) 3953 S. OLD US HWY 31 ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model 09000-008

Characteristics

Topography Flood Hazard Level

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Other

Printed Thursday, June 29, 2017

Review Group 2015

Ownership

LIVINGSTON WILLIAM M JR
P.O. Box 1009
ROCHESTER, IN 46975

Legal

TR M D S1/2 SW 34-30-3 .338A. MODULAR.



Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
06/21/2005 LIVINGSTON WILLIA WD / \$0 I

Notes

2/8/2012 : PROPERTY CLASS WAS 540 CHANGED TO 510
4/8/2010 : CYC REV CG 9/23/09 STEEL FRAME, TURN HOUSE SR

Residential

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

Table with columns for Assessment Year (2017-2015), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 100', CI 100')

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

Land Computations

Table listing various land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

Data Source External Only Collector 09/23/2009 CG Appraiser 01/04/2017 TYLER

**General Information**

Occupancy Single-Family  
 Description Single-Family  
 Story Height 1  
 Style N/A  
 Finished Area 1512 sqft  
 Make

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joint  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description Area Value

**Plumbing**

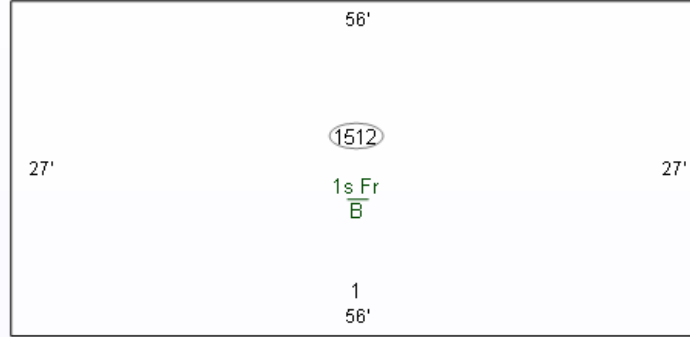
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms 3  
 Living Rooms  
 Dining Rooms 0  
 Family Rooms 0  
 Total Rooms 5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1512	1512	\$91,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1512	0	\$30,200	
Crawl					
Slab					

**Total Base** \$121,900

**Adjustments** 1 Row Type Adj. x 1.00 \$121,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1512	\$3,300
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$126,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$0	\$126,800
Garages (+) 0 sqft	\$0	\$126,800
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.88

**Replacement Cost** \$111,584

**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	100%	1	sv	C	1988	1988	29 A		0.88				24%		0%	100%	1.00	1.0600	\$28,600