

General Information

Parcel Number
25-07-92-179-003.000-009
Local Parcel Number
01010405400

Tax ID:

Routing Number
94D-179-77

Property Class 510
1 Family Dwell - Platted Lot

Year: 2015

Location Information

County
Fulton

Township
ROCHESTER TOWNSHIP

District 009 (Local 010)
ROCHESTER CITY

School Corp 2645
ROCHESTER COMMUNITY

Neighborhood 10321-009
Noftsgers

Section/Plat

Location Address (1)
315 W 9TH ST
ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model
10321-009

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved, Sidewalk

Neighborhood Life Cycle Stage
Other

Printed Wednesday, August 19, 2015

Ownership

JENNENS ALBERT W & MARY F JOIN
315 W 9TH ST
ROCHESTER, IN 46975

Legal

LOT 436 L & K.



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
09/20/2006	JENNENS ALBERT W & M		WDC	/	\$0
06/21/2005	DENISTON WM H & MARY		WD	/	\$0

Residential

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

2015	Assessment Year	2015	2014	2013	2012	2011
WIP	Reason For Change	AA	AA	AA	GenReval	AA
06/01/2015	As Of Date	05/15/2015	04/07/2014	07/19/2013	08/13/2012	06/27/2011
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$15,200	Land	\$15,200	\$15,200	\$15,200	\$15,200	\$15,200
\$15,200	Land Res (1)	\$15,200	\$15,200	\$15,200	\$15,200	\$15,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$85,800	Improvement	\$85,800	\$87,000	\$85,100	\$85,800	\$90,900
\$85,800	Imp Res (1)	\$85,800	\$87,000	\$85,100	\$85,800	\$90,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$101,000	Total	\$101,000	\$102,200	\$100,300	\$101,000	\$106,100
\$101,000	Total Res (1)	\$101,000	\$102,200	\$100,300	\$101,000	\$106,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 175', CI 175')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		82	82x165	0.98	\$210	\$206	\$16,892	-10%	100%	1.0000	\$15,200

Notes

11/30/2011 : CYC/REV RTO 10/4/11 NO CHANGES-CORRECTED 1/4S FINISHED AREA--2012 PAY 2013-AW
3/1/2009 : ADDED 500 SQ FT BSMT FINISH, REMOVED BAY WINDOWS FOR 07 PAY 08

Land Computations

Calculated Acreage	0.31
Actual Frontage	82
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.31
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	0.31
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	\$15,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$15,200

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/4
Style	N/A
Finished Area	2005 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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	280	\$9,400
Wood Deck	240	\$4,000

Plumbing

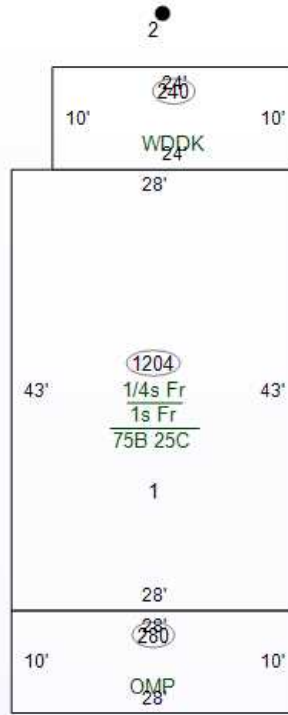
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accomodations

Bedrooms	2
Living Rooms	
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1204	1204	\$80,800	
2					
3					
4					
1/4	1Fr	1204	301	\$27,400	
1/2					
3/4					
Attic					
Bsmt		903	500	\$37,600	
Crawl		301	0	\$3,300	
Slab					

Total Base \$149,100

Adjustments 1 Row Type Adj. x 1.00 \$149,100

Unfin Int (-) 1/4:903 (\$12,000)

Ex Liv Units (+) \$0

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) PS:1 PO:1 \$2,100

No Heating (-) \$0

A/C (+) 1:1204 \$2,900

No Elec (-) \$0

Plumbing (+ / -) 8 - 5 = 3 x \$800 \$2,400

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$144,500

Sub-Total, 1 Units

Exterior Features (+) \$13,400 \$157,900

Garages (+) 0 sqft \$0 \$157,900

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.86

Replacement Cost \$135,794

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 1/4	Wood Frame	C	1920	1920	95 A		0.86			\$135,794	45%	\$74,690	0%	100%	1.00	1.0000	\$74,700
2: Garage-Fr	100%	1		C	1976	1976	39 A	\$26.53	0.86	\$26.53	26'x26'	\$15,423	28%	\$11,100	0%	100%	1.00	1.0000	\$11,100