KEIM KEITH A & PATRICIA J 2530 E 400 S

511, 1 Family Dwell - Unplatted (0 to 9.9

Rochester Twp Res Acreag

1/2

General Information

Parcel Number

25-07-33-400-001.010-008

Local Parcel Number 00911100900

Tax ID:

Routing Number 77-400-001-6

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9)

Year: 2016

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)

2530 E 400 S ROCHESTER, IN 46975

Zoning

Subdivision

Lot

**Market Model** 

09000-008

Charac	teristics
Topography	Flood Hazard

Level 
Public Utilities ERA

Electricity 
Streets or Roads TIF

Neighborhood Life Cycle Stage

Other

Paved

Printed Wednesday, July 27, 2016

KEIWI KEITH A & PATRIC

Ownership KEIM KEITH A & PATRICIA J 2530 E 400 S ROCHESTER, IN 46975

		•	•	•									
Transfer of Ownership													
Date	Owner	Doc ID Code	Book/Page	Sale Price	V/I								
06/21/2005	KEIM KEITH A & PAT	WD	1	\$0	- 1								
05/01/1989	KEIM ROBERT W.	WD	1	\$0	- 1								

Legal

W 1/2 SE 33-30-3 2.31A

Residential

Val	Valuation Records (Work In Progress values are not certified values and are subject to change)											
2016	Assessment Year	2016	2015	2014	2013	2012						
WIP	Reason For Change	AA	AA	AA	AA	GenReval						
02/02/2016	As Of Date	05/04/2016	05/15/2015	04/07/2014	07/19/2013	08/13/2012						
Indiana Cost Mod	Valuation Method	Indiana Cost Mod										
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000						
	Notice Required											
\$23,500	Land	\$23,500	\$23,500	\$23,500	\$23,500	\$23,500						
\$21,000	Land Res (1)	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000						
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0						
\$2,500	Land Non Res (3)	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500						
\$100,900	Improvement	\$100,900	\$98,400	\$99,700	\$97,500	\$97,200						
\$93,000	Imp Res (1)	\$93,000	\$90,900	\$92,200	\$90,100	\$91,000						
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0						
\$7,900	Imp Non Res (3)	\$7,900	\$7,500	\$7,500	\$7,400	\$6,200						
\$124,400	Total	\$124,400	\$121,900	\$123,200	\$121,000	\$120,700						
\$114,000	Total Res (1)	\$114,000	\$111,900	\$113,200	\$111,100	\$112,000						
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0						
\$10,400	Total Non Res (3)	\$10,400	\$10,000	\$10,000	\$9,900	\$8,700						

Type Method ID Front. Rate Value Elig % Factor											
	•		Size	Factor	Rate		Ext. Value	Infl. %	Res I Elig %	Market Factor	Value
9	Α	0	1.0000	1.00	\$19,800	\$19,800					\$20,990
91	Α	0	1.1600	1.00	\$2,000	\$2,000	\$2,320	0%	0%	1.0600	\$2,460
82	Α	0	0.1500	1.00	\$1,960	\$1,960	\$294	-100%	0%	1.0000	\$00

1/10/2012: CORRECT 1/2 STORY FINISHED S.F.--12 PAY 13 --- DM.

**Notes** 

**5/17/2011**: ADD A/C, ADD LAUNDRY SINK PER OWNER ON CBC (9/26/09), 12 PAY 13 --- DM.

4/7/2010: CYC/REV 9/22/09 DWELLING COND FROM A TO G; PB-ALL WALLS FROM F TO A; LEAN TO GRADE FROM E+ TO D COND FROM P TO G; FLAT BARN GRADE FROM E+ TO D COND FROM P TO G WITH 50% FUNTIONAL OBS GIVEN. AW

**3/1/2009**: LAND SPLIT FROM ROBERT W. & MYRTLE F. KEIM 3-1-89.

Land Computa	tions
Calculated Acreage	2.31
Actual Frontage	0
Developer Discount	
Parcel Acreage	2.31
81 Legal Drain NV	0.00
82 Public Roads NV	0.15
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.16
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	\$21,000
91/92 Value	\$2,500
Supp. Page Land Value	
CAP 1 Value	\$21,000
CAP 2 Value	\$0
CAP 3 Value	\$2,500
Total Value	\$23,500

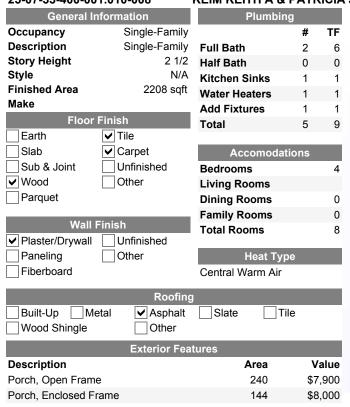
Land Computations

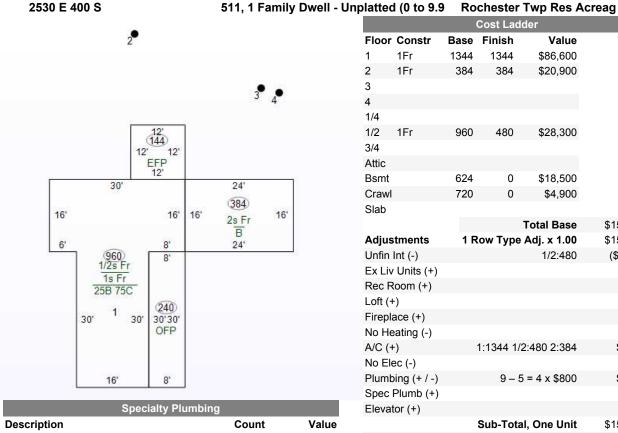
Data Source External Only

**Collector** 09/22/2009

RTO

**Appraiser** 





	(0.00.00		Cost Lad	der			
Floor	Constr	Base	Finish	Value	Totals		
1	1Fr	1344	1344	\$86,600			
2	1Fr	384	384	\$20,900			
3							
4							
1/4							
1/2	1Fr	960	480	\$28,300			
3/4							
Attic							
Bsmt		624	0	\$18,500			
Crawl		720	0	\$4,900			
Slab							
				Total Base	\$159,200		
Adjus	tments	1 R	ow Type	Adj. x 1.00	\$159,200		
Unfin I	Int (-)			1/2:480	(\$7,500)		
Ex Liv	Units (+)				\$0		
Rec R	oom (+)				\$0		
Loft (+	·)				\$0		
Firepla	ace (+)				\$0		
No He	ating (-)				\$0		
A/C (+	·)		1:1344 1/2	\$4,100			
No Ele	ec (-)				\$0		
Plumb	ing (+ / -)		9 – 5	$5 = 4 \times $800$	\$3,200		
Spec I	Plumb (+)				\$0		
Elevat	or (+)				\$0		
			Sub-Tota	I, One Unit	\$159,000		
			Sub-To	tal, 1 Units			
Exterio	or Feature	s (+)		\$15,900	\$174,900		
Garag	es (+) 0 so	<b>f</b> t		\$0	\$174,900		
	Qualit	y and D	esign Fac	ctor (Grade)	0.95		
			Location	on Multiplier	0.88		
			Replace	ment Cost	\$146,216		

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 N	hd Mrkt	Improv Value
1: Single-Family	100%	2 1/2	Wood Frame	C-1	1891	1903	113 G		0.88			\$146,216	40%	\$87,730	0% 1	00% 1	.00 1.0600	\$93,000
2: PB-All Walls	0%	1	T3AW	D	1956	1956	60 A	\$13.25	0.88	\$12.24	60' x 40' x 8'	\$20,681	65%	\$7,240	0% 1	00% 0	.65 1.0000	\$4,700
3: Lean To	0%	1	Earth Floor	D	1900	1900	116 G	\$3.83	0.88	\$3.83	36'x22' x 8'	\$2,135	60%	\$850	0% 1	00% 1	.00 1.0000	\$900
4: Flat Barn	0%	1		D	1900	1900	116 G	\$33.90	0.88	\$28.65	36' x 24' x 12'	\$17 424	60%	\$6,970	50% 1	00% 0	65 1 0000	\$2,300

Total all pages \$100,900 Total this page \$100,900