

General Information

Parcel Number 85-14-58-403-009.000-009
Local Parcel Number 0120055400

Tax ID:

Routing Number 20.BK3

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

Year: 2017

Location Information

County Wabash
Township NOBLE TOWNSHIP
District 009 (Local 009)
School Corp 8060
Neighborhood 8509523-009
Section/Plat 18
Location Address (1)
1933 S WABASH ST
WABASH, IN 46992

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities All ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, July 06, 2017
Review Group 2015

Ownership

HELFIN JON L & LINDA L
P O BOX 543
WABASH, IN 46992

Legal

SPT SE1/4 RES 18 27-6 .65AC



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 12/27/1999 HELFIN JON L & LIND and 01/01/1900 BAKER JANET.

Notes

1/1/1900 RP: Reassessment Packet 2016

Residential

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2017, 2016, 2015, 2014, and 2013.

Land Data (Standard Depth: Res 132', CI 132')

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

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.65), Actual Frontage (0), Developer Discount, Parcel Acreage (0.65), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.65), 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 / Classified Value (\$0), Homesite(s) Value (\$16,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$16,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$16,800).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1160 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" 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, Enclosed Frame	98	\$0
Porch, Enclosed Frame	176	\$0

Plumbing

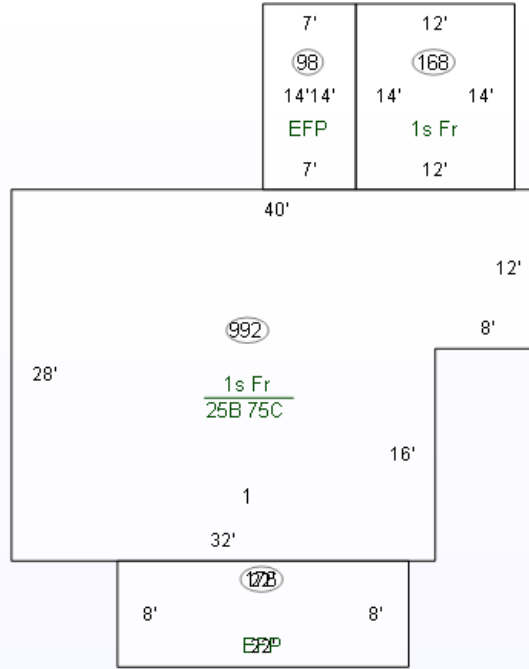
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1160	1160	\$78,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	248	0	\$13,300	
Crawl	744	0	\$4,900	
Slab				

Total Base	\$97,000
Adjustments	1 Row Type Adj. x 1.00
	\$97,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1160 \$2,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$99,900
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Sub-Total, 1 Units	
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Exterior Features (+)	\$15,400	\$115,300
Garages (+) 0 sqft	\$0	\$115,300
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.88	
Replacement Cost		\$81,171

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%	1	Wood Frame	D	1910	1939	78 F		0.88			\$81,171	65%	\$28,410	0%	100%	0.93	1.0000	\$26,400
2: Detached Garage R 01	100%	1	Wood Frame	D	1910	1910	107 F	\$34.63	0.88	\$34.63	14'x24'	\$8,192	65%	\$2,870	0%	100%	1.00	1.0000	\$2,900