

43-17-16-300-112.000-021

HORN JACK E & PATRICIA R

7705 W CAMABRAW PARK LN 511, 1 Family Dwell - Unplatted (0 to 9.9

ROCK LAKE ON WATER/2 1/2

General Information

Parcel Number 43-17-16-300-112.000-021

Local Parcel Number 2571900973

Tax ID:

Routing Number 025-143-005.A

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

Year: 2018

Location Information

County Kosciusko

Township SEWARD TOWNSHIP

District 021 (Local 021 ) SEWARD TOWNSHIP

School Corp 4445 TIPPECANOE VALLEY

Neighborhood 2512143-021 ROCK LAKE ON WATER

Section/Plat 16-30-5

Location Address (1) 7705 W CAMABRAW PARK LN AKRON, IN 46910

Zoning RESIDENTIAL RESIDENTIAL

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA Electricity

Streets or Roads TIF Unpaved

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 24, 2018

Review Group 2015

Ownership

HORN JACK E & PATRICIA R 7705 W CAMABRAW PK LN AKRON, IN 46910-9614

Legal

25-143-5.A TR SW 16-30-5 .49 A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows show ownership transfers from 11/05/1993 to 01/01/1990.

Notes

12/17/2014 2015: 2015 ADDED 12 X 16 UTL SHED PER PICTOMETRY FOR REASSESSMENT ALSO CHANGED ASSESSMENT OF CARSHED 12/17/2014 REA: 2015 ADDED 12 X 16 UTL SHED PER PICTOMETRY FOR REASSESSMENT

Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for 2018, 2017, 2016, 2015, and 2014.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows: F, F, 145, 145x135, 1.10, \$175, \$193, \$27,985, 0%, 100%, 1.0000, \$27,990.

Land Computations

Table with columns: Computation, Value. Rows include: Calculated Acreage (0.45), Actual Frontage (145), Developer Discount, Parcel Acreage (0.00), 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 (0.00), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$28,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$28,000).

Data Source N/A

Collector

Appraiser

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 40 newer 1 st 1961-20  
**Finished Area** 1344 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
Patio, Concrete	300	\$1,500
Canopy, Shed Type	300	\$1,500
Wood Deck	128	\$2,400

**Plumbing**

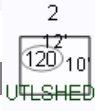
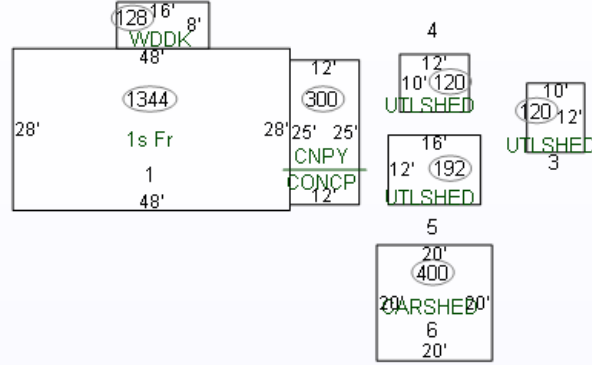
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accomodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1344	1344	\$87,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

**Total Base** \$87,900  
**Adjustments 1 Row Type Adj. x 1.00** \$87,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1344	\$3,100
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$93,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,400	\$98,800
Garages (+) 0 sqft	\$0	\$98,800
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$72,717</b>

**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	1994	1994	24 A		0.92		1,344 sqft	\$72,717	26%	\$53,810	0%	100%	1.13	1.0000	\$60,800
2: Utility Shed R 01	0%	1		D	2001	2001	17 F	\$19.36	0.92	\$19.36	10'x12'	\$1,710	55%	\$770	0%	100%	1.13	1.0000	\$900
3: Utility Shed R 01	0%	1		D	1991	1991	27 F	\$19.36	0.92	\$19.36	10'x12'	\$1,710	65%	\$600	0%	100%	1.13	1.0000	\$700
4: Utility Shed R 01	0%	1		D	1991	1991	27 F	\$19.36	0.92	\$19.36	10'x12'	\$1,710	65%	\$600	0%	100%	1.13	1.0000	\$700
5: Utility Shed	0%	1		D	1991	1991	27 F	\$18.02	0.92	\$18.02	12'x16'	\$2,546	65%	\$890	0%	100%	1.13	1.0000	\$1,000
6: Car Shed	0%	1		D	2000	2000	18 A	\$10.10	0.92	\$4.57	400 sqft	\$1,345	35%	\$870	0%	100%	1.13	1.0000	\$1,000