

92-04-15-603-012.000-009

Knecht, Christopher P & Alexis

6685 E Harrold Rd

510, 1 Family Dwell - Platted Lot

BLUE LAKE - LAKEFRONT 1/4

General Information

Parcel Number 92-04-15-603-012.000-009

Local Parcel Number 060-200-00004245

Tax ID:

Routing Number 90

Property Class 510 1 Family Dwell - Platted Lot

Year: 2025

Location Information

County Whitley

Township SMITH TOWNSHIP

District 009 (Local 060) SMITH TOWNSHIP

School Corp 8625 SMITH-GREEN COMMUNITY

Neighborhood 920921-009 BLUE LAKE - LAKEFRONT

Section/Plat

Location Address (2) 6685 E Harrold Rd Churubusco, IN 46723

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, May 1, 2025

Review Group 2025

Ownership

Knecht, Christopher P & Alexis Christin 6685 E Harrold Rd Churubusco, IN 46723

Legal

LOT 12 FRANK HARROLD'S FIRST ADDITION



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/30/2023 to 04/04/2003.

Notes

7/24/2024 RA 25: changed effective year and cond, added wrap-around porch on R01 changed effective year and cond on R02
9/13/2019 RA20: No change per reassessment
1/1/1900 RA16: Reassessment 2016 added wddk to residential record #1

Res

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 years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 50' X 100', CI 50' X 100')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Row shows values for F, F, 45, 45x180, 1.18, \$616, \$727, \$32,715, -10%, 1.0000, 100.00, 0.00, 0.00, \$29,440.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.19), Actual Frontage (45), 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 (\$29,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$29,400).

Data Source Aerial

Collector

Appraiser 07/11/2024 KW

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 2  
**Style** 29  
**Finished Area** 1750 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  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
Porch, Open Frame	1357	\$48,200

**Plumbing**

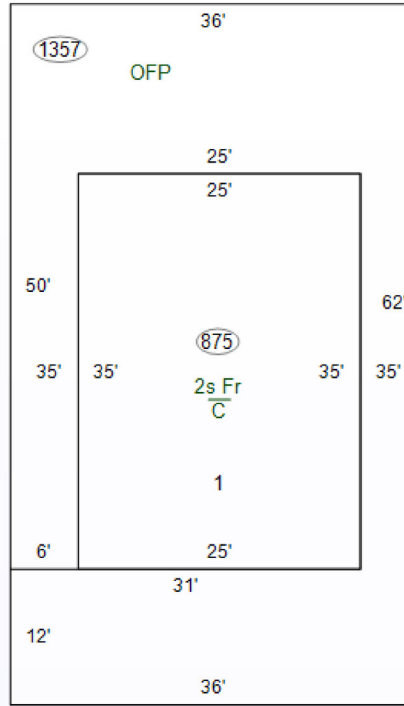
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	875	875	\$94,800	
2	1Fr	875	875	\$47,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		875	0	\$7,100	
Slab					

**Total Base** \$149,800

**Adjustments** 1 Row Type Adj. x 1.00 \$149,800

Unfin Int (-) \$0  
 Ex Liv Units (+) \$0  
 Rec Room (+) \$0  
 Loft (+) \$0  
 Fireplace (+) \$0  
 No Heating (-) \$0  
 A/C (+) 1:875 2:875 \$6,300  
 No Elec (-) \$0  
 Plumbing (+ / -) 8 - 5 = 3 x \$800 \$2,400  
 Spec Plumb (+) \$0  
 Elevator (+) \$0

**Sub-Total, One Unit** \$158,500

**Sub-Total, 1 Units**

Exterior Features (+) \$48,200 \$206,700  
 Garages (+) 0 sqft \$0 \$206,700  
 Quality and Design Factor (Grade) 0.90  
 Location Multiplier 0.96

**Replacement Cost** \$178,589

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	2	Wood Fr	D+2	1920	1980	45	A			0.96		1,750 sqft	\$178,589	38%	\$110,730	0%	100%	1.670	1.000	100.00	0.00	0.00	\$184,900

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 02  
**Story Height** 1  
**Style** 19  
**Finished Area** 528 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  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
Wood Deck	252	\$5,400

**Plumbing**

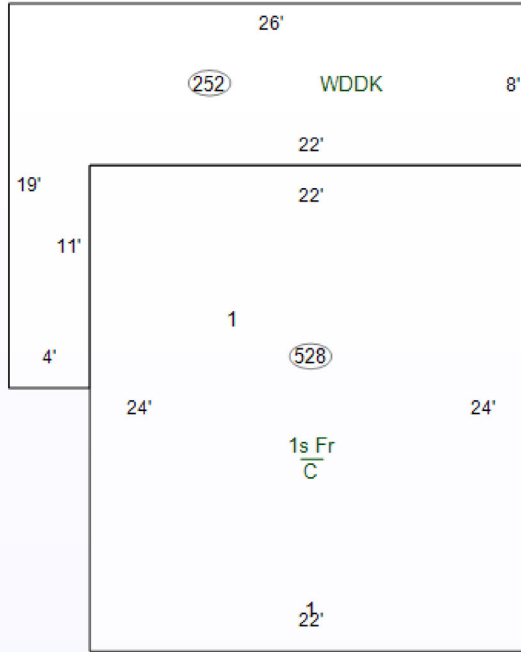
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>4</b>

**Heat Type**

Heat Pump



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	528	528	\$66,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	528	0	\$5,900	
Slab				

**Total Base** \$72,200

**Adjustments 1 Row Type Adj. x 1.00** \$72,200

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

**Sub-Total, One Unit** \$72,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,400	\$77,600
Garages (+) 0 sqft	\$0	\$77,600
Quality and Design Factor (Grade)		0.70
Location Multiplier		0.96
<b>Replacement Cost</b>		<b>\$52,147</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 02	1	Wood Fr	D-1	1930	1960	65	F			0.96		528 sqft	\$52,147	60%	\$20,860	0%	100%	1.670	1.000	100.00	0.00	0.00	\$34,800

General Information

Parcel Number 92-04-15-000-509.000-009

Local Parcel Number 060-200-00004250

Tax ID:

Routing Number 91

Property Class 501 Vacant - Unplatted (0 to 9.99 Acres)

Year: 2025

Location Information

County Whitley

Township SMITH TOWNSHIP

District 009 (Local 060) SMITH TOWNSHIP

School Corp 8625 SMITH-GREEN COMMUNITY

Neighborhood 920921-009 BLUE LAKE - LAKEFRONT

Section/Plat 15

Location Address (1) E Harrold Rd Churubusco, IN 46723

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, May 1, 2025

Review Group 2023

Ownership

Knecht, Christopher P & Alexis Christin 6685 E Harrold Rd Churubusco, IN 46723

Legal

SM FRL PT W2 NW4 S15 T32 R10 .08A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include transactions from 11/30/2023 to 04/04/2003.

Notes

7/15/2022 RA23: No Change
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1/1/1900 RA16: Reassessment 2016 no changes per reassessment

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

Table with columns: Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land and Improvement.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 50' X 100', CI 50' X 100')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Row 1: 91, A, 0, 0.0800, 2.82, \$8,800, \$24,816, \$1,985, -50%, 1.0000, 0.00, 100.00, 0.00, \$990.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.08), Actual Frontage (0), Developer Discount, Parcel Acreage (0.08), 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 (0.08), 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 (\$1,000), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$1,000), CAP 3 Value (\$0), Total Value (\$1,000).

Data Source Aerial

Collector 07/15/2022 KW

Appraiser 07/15/2022 KW