

General Information

Parcel Number 92-04-11-203-028.000-010
Local Parcel Number 061-102-00000853
Tax ID:

Ownership

Nemes, Sandra L
832 Thresher Run
CHURUBUSCO, IN 46723

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 04/03/2012 to 01/01/1900.

Notes

7/29/2022 RA23: Reassessment- No Change
9/20/2019 RA20: No change per reassessment
1/1/1900 RA16: Reassessment 2016 Gave 50% obso to utility shed

Routing Number 45

Property Class 510
1 Family Dwell - Platted Lot

Legal

LOT 28 THRESHER RIDGE



Res

Year: 2023

Location Information

County Whitley
Township SMITH TOWNSHIP
District 010 (Local 061) CHURUBUSCO TOWN
School Corp 8625 SMITH-GREEN COMMUNITY
Neighborhood 921015-010 THRESHER RIDGE - BUSCO
Section/Plat
Location Address (1) 832 N Thresher Run Churubusco, IN 46723

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

Table with columns: Year (2023-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values for each category.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 95' X 140', CI 95' X 140')

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 values for F, F, 80, 80x140, 0.97, \$280, \$272, \$21,760, 0%, 100%, 1.0000, \$21,760.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, April 26, 2023

Review Group 2023

Data Source Aerial

Collector 07/29/2022 KW

Appraiser 07/29/2022 KW

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.26), Actual Frontage (80), Parcel Acreage (0.00), Total Acres Farmland (0.00), and Total Value (\$21,800).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	22
Finished Area	1234 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<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
Patio, Concrete	120	\$800
Porch, Open Frame	50	\$3,400

Plumbing

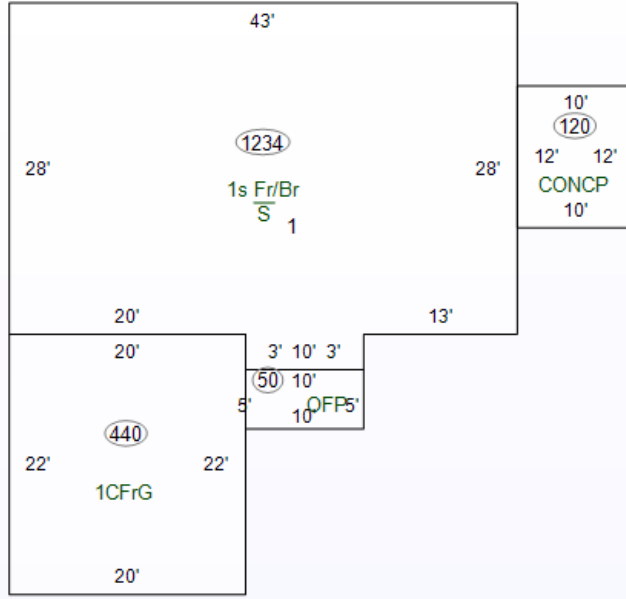
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1234	1234	\$92,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1234	0	\$0	
Total Base			\$92,400	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1234	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$98,000

Sub-Total, 1 Units

Exterior Features (+)	\$4,200	\$102,200
Garages (+) 440 sqft	\$14,300	\$116,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.93
Replacement Cost		\$108,345

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	1/6 Masonry	C	2000	2000	23 A		0.93		1,234 sqft	\$108,345	22%	\$84,510	0%	100%	1.630	1.0000	\$137,800
2: Utility Shed (10x12)	0%	1	SV	D	2001	2001	22 A		0.93		10'x12'		55%		50%	100%	1.000	1.0000	\$800