

35-06-33-400-028.504-018

General Information

Parcel Number
35-06-33-400-028.504-018

Local Parcel Number

Tax ID:

Routing Number
10F33-2-C37

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Huntington

Township
UNION TOWNSHIP

District 018 (Local 010)
UNION TOWNSHIP

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3518510-018
UNION TWP 1980 & NEWER

Section/Plat
33

Location Address (1)
2874 E 25 N
HUNTINGTON, IN 46750

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026
Review Group 2023

Danielson, George G & Diane C

Ownership

George G & Diane C Danielson
2874 E 25 N
Huntington, IN 46750

Legal

010-00285-04 RESERVOIR RIDGE LOT 4 1 AC



2874 E 25 N

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	George G & Diane C D		WD	/		I

510, 1 Family Dwell - Platted Lot

UNION TWP 1980 & NEWER 1/2

Notes

1/1/1900 CY19: CYCLICAL REASSESSMENT 2019
1/1/1900 CY23: CYCLICAL REASSESSMENT 2023

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	GenReval	GenReval
As Of Date	04/14/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Land Res (1)	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$274,700	\$292,300	\$214,900	\$203,000	\$197,600
Imp Res (1)	\$274,700	\$292,300	\$214,900	\$198,200	\$192,700
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$4,800	\$4,900
Total	\$299,700	\$317,300	\$239,900	\$228,000	\$222,600
Total Res (1)	\$299,700	\$317,300	\$239,900	\$223,200	\$217,700
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$4,800	\$4,900

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
9rr	A		0	1.0000	1.00	\$25,000	\$25,000	\$25,000	0%	1.0000	100.00	0.00	0.00	\$25,000

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
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	\$25,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$25,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$25,000

Data Source N/A Collector 11/09/2001 JB Appraiser 03/01/2002 MK

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

N/A

Finished Area

1689 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

Patio, Concrete

72

\$600

Canopy, Roof Extension

72

\$1,300

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

1

Dining Rooms

0

Family Rooms

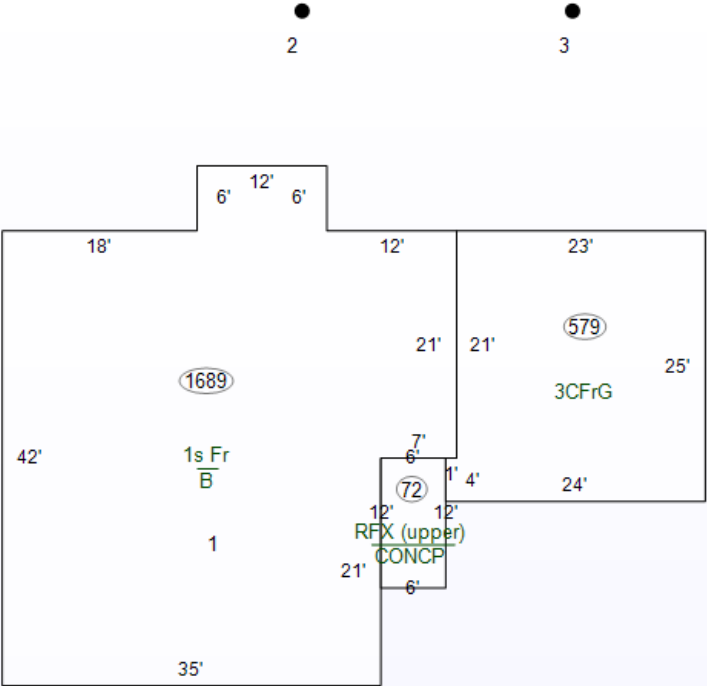
0

Total Rooms

5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1689	1689	\$186,400
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1689	0	\$81,300
Crawl				
Slab				
Total Base				\$267,700
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1689
No Elec (-)				\$0
Plumbing (+ / -)				8 - 5 = 3 x \$1,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$276,600
Sub-Total, 1 Units				
Exterior Features (+)				\$1,900
Garages (+) 579 sqft				\$26,800
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.96
Replacement Cost				\$293,088

Summary of Improvements																					
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	C	1991	1991	35 A		0.96		3,378 sqft	\$293,088	26%	\$216,890	0%	100%	1.250	1.000	100.00	0.00	0.00	\$271,100
2: Pool, In Ground R 01	1		C	1991	1991	35 A	\$58.55	0.96	\$57.65	18'x36'	\$37,355	85%	\$5,600	50%	100%	1.000	1.000	100.00	0.00	0.00	\$2,800
3: Utility Shed R 01	1		D	1991	1991	35 A	\$24.58	0.96	\$18.88	12'x20'	\$4,531	65%	\$1,590	50%	100%	1.000	1.000	100.00	0.00	0.00	\$800