

25-01-16-231-001.010-001

General Information

Parcel Number
25-01-16-231-001.010-001

Local Parcel Number
00111611700

Tax ID:

Routing Number
01-16-200-039

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2025

Location Information

County
Fulton

Township
AUBBEENAUBBEE TOWNSHIP

District 001 (Local 001)
AUBBEENAUBBEE TOWNSHIP

School Corp 5455
CULVER COMMUNITY

Neighborhood 1501091-001
Tippecanoe Shores / Troutmans

Section/Plat

Location Address (1)
9263 Troy Dr
ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model
1501091

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, August 27, 2025
Review Group 3

Brown Jason E & Sabrina N

Ownership

Brown Jason E & Sabrina N
850 Maplewood Ln
Rochester, IN 46975

Legal

LOTS 45 & 46 TIPPY SHORES UNIT 4 BLK 24



9263 Troy Dr

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/30/2023	Brown Jason E & Sabri	202301632	QC	/	\$10,000	I
06/17/2010	KUYKENDOLL EUGE	01001471	QC	/	\$17,000	I
09/07/2005	LEWIS DONALD L		QCC	/		I
06/21/2005	LEWIS RAYMOND D		WD	/		I
10/22/1990	RAYMOND P. SAUND		WD	/		I
04/21/1986	ODELL & MINNIE PHI		WD	/		I

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
05/15/2025	As Of Date	05/15/2025	04/05/2024	03/29/2023	03/08/2022	03/12/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☐	☐	☐
\$15,000	Land	\$15,000	\$6,600	\$5,500	\$5,500	\$5,500
\$15,000	Land Res (1)	\$15,000	\$6,600	\$5,500	\$5,500	\$5,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$3,700	Improvement	\$3,700	\$1,800	\$10,100	\$9,400	\$6,700
\$3,700	Imp Res (1)	\$3,700	\$1,800	\$9,400	\$8,700	\$6,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$700	\$700	\$600
\$18,700	Total	\$18,700	\$8,400	\$15,600	\$14,900	\$12,200
\$18,700	Total Res (1)	\$18,700	\$8,400	\$14,900	\$14,200	\$11,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$700	\$700	\$600

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 60' X 167', 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
F	F		92	117x243	1.05	\$130	\$137	\$16,029	-25%	1.2500	100.00	0.00	0.00	\$15,030

540, Mobile or Manufactured Home - Pla

Tippecanoe Shores / Trout 1/2

Notes

7/17/2024 24RS: Added utilshed, removed old
utilshed . Land adjustment jm/CSL
1/8/2024 24GI: PB removed- kah
10/30/2023 24SV: SWMH cond P to VP kah
7/30/2020 21RS: Per cyc/rev moved MH from 001-
116017-01 to this parcel; added 1980 PB sv @ \$100;
Mh crawl changed to slab removed 70% OBS-aw/kah

Land Computations

Calculated Acreage	0.65
Actual Frontage	92
Developer Discount	☐
Parcel Acreage	0.65
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	0.00
91/92 Acres	0.00
Total Acres Farmland	0.65
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	\$15,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$15,000

Data Source External Only Collector 07/29/2020 PM Appraiser AVS

General Information

Occupancy

Single-Family

Description

SWMH

Story Height

1

Style

Mobile Home

Finished Area

792 sqft

Make

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

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

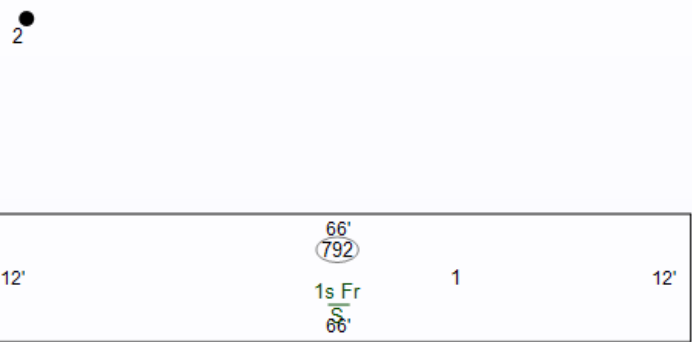
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
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Specialty Plumbing

Description	Count	Value
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Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	792	792	\$88,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		792	0	\$0	
		Total Base			\$88,500
Adjustments		1 Row Type Adj. x 1.00			\$88,500
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		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$88,500
Sub-Total, 1 Units					
Exterior Features (+)				\$0	\$88,500
Garages (+) 0 sqft				\$0	\$88,500
Quality and Design Factor (Grade)					0.50
Location Multiplier					0.92
Replacement Cost					\$40,710

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: SWMH	1	Wood Fr	E+1	1978	1978	47	VP		0.92		792 sqft	\$40,710	95%	\$2,040	0%	100%	1.000	1.530	100.00	0.00	0.00	\$3,100
2: Utility Shed	1		E	1980	1980	45	F	\$19.35	0.92		16'x16'	\$1,823	70%	\$550	0%	100%	1.000	1.000	100.00	0.00	0.00	\$600