

25-01-16-277-002.000-001

General Information

Parcel Number
25-01-16-277-002.000-001

Local Parcel Number
00110301403

Tax ID:

Routing Number
01-16-200-075

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Fulton

Township
AUBBEENAUBBEE TOWNSHIP

District 001 (Local 001)
AUBBEENAUBBEE TOWNSHIP

School Corp 5455
CULVER COMMUNITY

Neighborhood 1501161-001
Town of DeLong

Section/Plat

Location Address (1)
5800 Madison St
DELONG, IN 46922

Zoning

Subdivision

Lot

Market Model
1501161

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, August 27, 2025

Review Group 3

THOMPSON ROBERT & SANDR

Ownership

THOMPSON ROBERT & SANDRA
P.O. Box 601
DELONG, IN 46922

Legal

LOTS 53, 55, 56, & 57 MARSHLAND



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	☒	☐	☐	☐	☐
\$12,900	Land	\$12,900	\$7,400	\$7,400	\$7,400	\$7,400
\$12,900	Land Res (1)	\$12,900	\$7,400	\$7,400	\$7,400	\$7,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$52,700	Improvement	\$52,700	\$49,100	\$44,600	\$39,100	\$35,500
\$52,700	Imp Res (1)	\$52,700	\$49,100	\$41,600	\$36,100	\$33,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$3,000	\$3,000	\$2,400
\$65,600	Total	\$65,600	\$56,500	\$52,000	\$46,500	\$42,900
\$65,600	Total Res (1)	\$65,600	\$56,500	\$49,000	\$43,500	\$40,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$3,000	\$3,000	\$2,400

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 50' X 120', 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		120	120x110	0.96	\$120	\$115	\$13,800	-30%	1.0000	100.00	0.00	0.00	\$9,660
F	F		120	120x100	0.91	\$120	\$109	\$13,080	-75%	1.0000	100.00	0.00	0.00	\$3,270

510, 1 Family Dwell - Platted Lot

5800 Madison St

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/17/2007	THOMPSON ROBERT		PRD	/	\$36,500	I
06/21/2005	CANNON CHARLES		WD	/		I

Res

Town of DeLong/1501161-0 1/2

Notes

7/17/2024 24RS: Added cnpy/concp. Added AC in SFD. Land Adjustment jm/CSL

12/19/2016 21RS: Cyc/Rev. 1/20 Carshed (open) dirt floor. --Chg. Nbhd on PBAW from .65 to 1.00. --SV U. shed @ \$200. 21 pay 22 Dm/aw

12/19/2016 : . CHG. PBALW CND FROM FAIR TO POOR. ADD CAR SHED OPEN METAL 18 X 120. ADD UTILITY METAL UTILITY SHED 10 X 12. 17 PAY 18. DM

Land Computations

Calculated Acreage	0.58
Actual Frontage	240
Developer Discount	☐
Parcel Acreage	0.58
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	0.58
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	\$12,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,900

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

N/A

Finished Area

896 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☐ Slab

☒ Carpet

☐ Sub & Joist

☐ Unfinished

☒ Wood

☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☒ Paneling

☐ Other

☐ Fiberboard

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

Accommodations

Bedrooms

2

Living Rooms

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☒ Metal

☐ Asphalt

☐ Slate

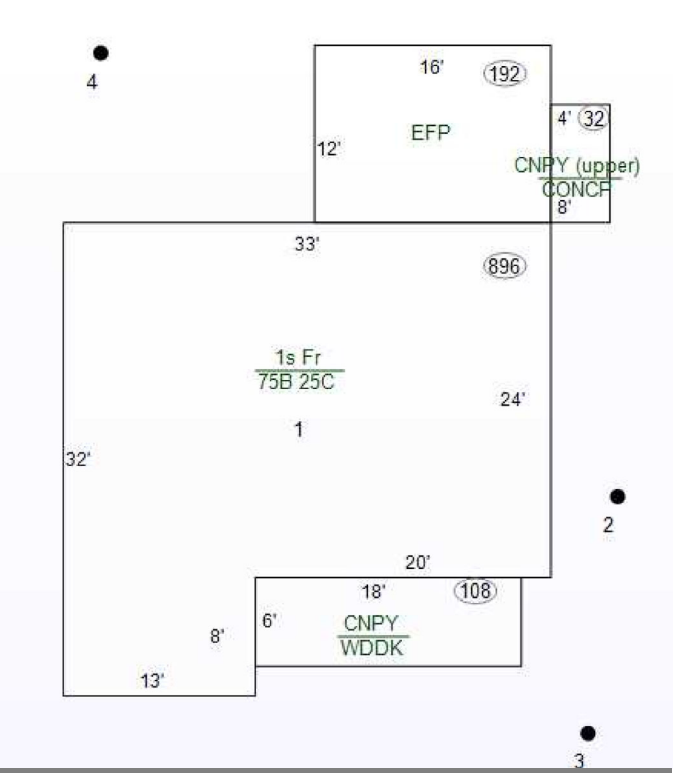
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	192	\$13,800
Wood Deck	108	\$2,800
Canopy, Shed Type	108	\$900
Patio, Concrete	32	\$200
Canopy, Shed Type	32	\$400



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	896	896	\$96,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		672	0	\$28,100	
Crawl		224	0	\$4,000	
Slab					
				Total Base	\$129,000
Adjustments				1 Row Type Adj. x 1.00	\$129,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:896	\$4,400
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$133,400
				Sub-Total, 1 Units	
Exterior Features (+)				\$18,100	\$151,500
Garages (+) 0 sqft				\$0	\$151,500
Quality and Design Factor (Grade)					0.80
Location Multiplier					0.92
				Replacement Cost	\$111,504

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	1	Wood Fr	D	1941	1941	84	A		0.92		1,568 sqft	\$111,504	50%	\$55,750	0%	100%	1.000	0.890	100.00	0.00	0.00	\$49,600
2: Car Shed	1		E	2008	2008	17	A	\$10.10	0.92		18'x20'	\$531	35%	\$350	0%	100%	1.000	1.000	100.00	0.00	0.00	\$400
3: PB-All Walls	1	T3AW	D	1900	1900	125	P	\$19.27	0.92		40' x 30' x 8'	\$12,336	80%	\$2,470	0%	100%	1.000	1.000	100.00	0.00	0.00	\$2,500
4: Utility Shed	1	SV	E	2006	2006	19	A		0.92		10'x12'		50%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$200