

85-06-10-203-089.000-012

General Information

Parcel Number
85-06-10-203-089.000-012

Local Parcel Number
0090028400

Tax ID:

Routing Number
43G.109

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Wabash

Township
PLEASANT TOWNSHIP

District 012 (Local 012)
PLEASANT TOWNSHIP

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8512515-012
SANDY BEACH OFF WATER

Section/Plat
10

Location Address (1)
30 N LONG LN
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Water, Sewer, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 8, 2025

Review Group 2024

FANNIN JAMES

Ownership

FANNIN JAMES
788 LAFONTAINE AVE
WABASH, IN 46992

Legal

SANDY BEACH EST SEC 2 LOTS 143 - 146 BLK D
DITCH 666



30 N LONG LN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/12/2025	FANNIN JAMES		WD	/	\$24,000	I
05/30/2023	MC KINNEY LOWILL		AF	/		I
11/10/1998	WATKINS JOHN W	0	WD	/	\$40,000	I
02/08/1994	WRIGHT KENDALL L	0	WD	/		I
01/01/1900	DAVIS WILLIAM & JO		WD	/		I

510, 1 Family Dwell - Platted Lot

Res

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	GenReval	AA	AA	AA
As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
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	\$10,400	\$10,400	\$10,400	\$7,300	\$7,300
Land Res (1)	\$10,400	\$10,400	\$10,400	\$7,300	\$7,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$65,200	\$53,100	\$54,100	\$44,000	\$40,200
Imp Res (1)	\$65,200	\$53,100	\$53,400	\$43,300	\$39,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$700	\$700	\$700
Total	\$75,600	\$63,500	\$64,500	\$51,300	\$47,500
Total Res (1)	\$75,600	\$63,500	\$63,800	\$50,600	\$46,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$700	\$700	\$700

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 132', CI 50' X 132')

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		40	40x95	0.87	\$100	\$87	\$3,480	0%	1.0000	100.00	0.00	0.00	\$3,480
F	F		40	40x95	0.87	\$100	\$87	\$3,480	0%	1.0000	100.00	0.00	0.00	\$3,480
F	F		40	40x95	0.87	\$100	\$87	\$3,480	-50%	1.0000	100.00	0.00	0.00	\$1,740
F	F		40	40x95	0.87	\$100	\$87	\$3,480	-50%	1.0000	100.00	0.00	0.00	\$1,740

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N/A

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Water, Sewer, Electricity ☐

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Paved ☐

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Data Source Estimated

Collector 07/20/2023 JS

Appraiser 07/20/2023 JS

SANDY BEACH OFF WATER 1/2

Notes

8/29/2023 RP: Reassessment Packet 2024
8/3/2001 MEM:
MH ON R/E
WAS MH NOW 1SFR/C
8/3/2001 MEM#:
SALE PRICE INCLUDES 0090035800 & 0090181900

Land Computations

Calculated Acreage	0.35
Actual Frontage	160
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	\$10,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$10,400

General Information

OccupancySingle-Family

DescriptionSingle-Family R 01

Story Height1

StyleN/A

Finished Area1190 sqft

Make

Plumbing

#TF

Full Bath26

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total48

Floor Finish

☐Earth

☐Tile

☐Slab

☒Carpet

☒Sub & Joist

☐Unfinished

☐Wood

☐Other

Wall Finish

☒Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

Accommodations

Bedrooms0

Living Rooms1

Dining Rooms0

Family Rooms0

Total Rooms2

Heat Type

Central Warm Air

Roofing

☐Built-Up

☐Metal

☒Asphalt

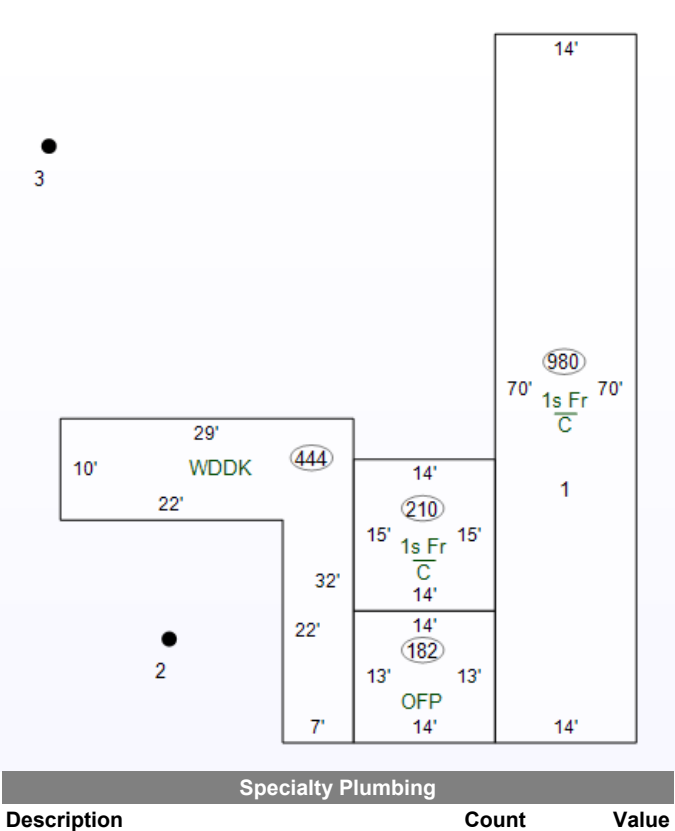
☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	182	\$9,200
Wood Deck	444	\$7,900



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1190	1190	\$117,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1190	0	\$8,400	
Slab					
Total Base					\$126,100
Adjustments	1 Row Type Adj. x 1.00				\$126,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1190	\$4,200
No Elec (-)					\$0
Plumbing (+ / -)			8 – 5 = 3 x \$800		\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$132,700
Sub-Total, 1 Units					
Exterior Features (+)				\$17,100	\$149,800
Garages (+) 0 sqft				\$0	\$149,800
Quality and Design Factor (Grade)					0.60
Location Multiplier					0.92
Replacement Cost					\$82,690

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	E+2	1985	1985	40	A		0.92		1,190 sqft	\$82,690	34%	\$54,580	28%	100%	1.350	1.000	100.00	0.00	0.00	\$53,100
2: Detached Garage R 01	1	Wood Fr	C	1979	1979	46	F	\$44.13	0.92	\$40.60	22'x22'	\$19,650	40%	\$11,790	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,800
3: Utility Shed R 01	1		D	2007	2007	18	A	\$26.02	0.92	\$19.15	8'x9'	\$1,379	50%	\$690	50%	100%	1.000	1.000	100.00	0.00	0.00	\$300