

43-09-35-300-808.000-035

General Information

Parcel Number
43-09-35-300-808.000-035

Local Parcel Number
1470600090

Tax ID:

Routing Number
014-154-048

Property Class 599
Other Residential Structures

Year: 2026

Location Information

County
Kosciusko

Township
HARRISON

District 035 (Local 035)
MENTONE TOWN-HARRISON TO

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 1401151-035
MENTONE - HARRISON

Section/Plat
35-32-4

Location Address (1)
JACKSON ST
MENTONE, IN 46539

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
Electricity

ERA
☐

Streets or Roads
Paved, Sidewalk

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Friday, March 20, 2026

Review Group 2023

WRIGHT ROYCE A

Ownership

WRIGHT ROYCE A
14342 SR 114 E
AKRON, IN 46910

Legal

14-154-48
W30' LOT 37 BOWMANS ADD



JACKSON ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/14/2004	WRIGHT ROYCE A		QC	/	\$1,000	I
12/28/2001	ROMINE FAMILY REV		WD	/		I
12/28/2001	ROMINE GERALD M		WD	/		I
12/04/2001	ROMINE GERALD M		WD	/		I
12/04/2001	SCHLABACH CAROL		WD	/		I
12/04/2001	SCHLABACH CAROL		NA	/		I

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	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	\$5,200	\$5,200	\$2,800	\$2,800	\$2,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$5,200	\$5,200	\$2,800	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$2,800	\$2,800
Improvement	\$21,900	\$22,200	\$17,600	\$16,600	\$15,300
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$21,900	\$22,200	\$17,600	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$16,600	\$15,300
Total	\$27,100	\$27,400	\$20,400	\$19,400	\$18,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$27,100	\$27,400	\$20,400	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$19,400	\$18,100

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 48' X 150', CI 48' X 150')

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		48	48x30	0.39	\$280	\$109	\$5,232	0%	1.0000	0.00	100.00	0.00	\$5,230

599, Other Residential Structures

MENTONE - HARRISON/14 1/2

Notes

8/2/2018 REA: 2019 CHANGED GRADE ON DET GAR TO D+2 FOR REASSESSMENT

10/23/2014 REA: 2015 CHANGED CARSHED TO DETACHED GARAGE & CORRECTED YEAR OF CONSTRUCTION TO 1960 PER MASTER VIEWER FOR REASSESSMENT

10/23/2014 2015: CHANGED CARSHED TO DETACHED GARAGE & CORRECTED YEAR OF CONSTRUCTION TO 1960 PER MASTER VIEWER FOR REASSESSMENT

1/14/2014 2014: REMOVED INFLUENCE FACTOR FOR NO WATER & SEWER.

Land Computations

Calculated Acreage	0.03
Actual Frontage	48
Developer Discount	☐
Parcel Acreage	0.00
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	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	\$0
CAP 2 Value	\$5,200
CAP 3 Value	\$0
Total Value	\$5,200

General Information

Occupancy

Detached Garage

Description

Detached Garage

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

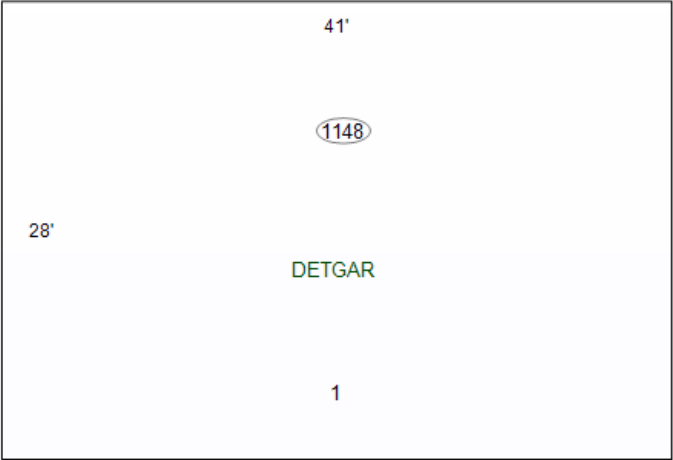
Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
		Total Base			
Adjustments		Row Type Adj.			
Unfin Int (-)					
Ex Liv Units (+)					
Rec Room (+)					
Loft (+)					
Fireplace (+)					
No Heating (-)					
A/C (+)					
No Elec (-)					
Plumbing (+ / -)					
Spec Plumb (+)					
Elevator (+)					
Sub-Total, One Unit					\$0
Sub-Total, 1 Units					
Exterior Features (+)				\$0	\$0
Garages (+) 0 sqft				\$0	\$0
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.92
Replacement Cost					\$37,233

								Specialty Plumbing					Elevator (+)									
								Description	Count	Value	Sub-Total, One Unit								\$0			
											Sub-Total, 1 Units											
											Exterior Features (+)								\$0	\$0		
											Garages (+) 0 sqft								\$0	\$0		
											Quality and Design Factor (Grade)									0.90		
											Location Multiplier									0.92		
											Replacement Cost									\$37,233		
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: Detached Garage	1	Wood Fr	D+2	1960	1960	66	A	\$39.17	0.92	\$32.43	28'x41'	\$37,233	47%	\$19,730	0%	100%	1.110	1.000	0.00	100.00	0.00	\$21,900