

44-04-35-100-002.002-017

General Information

Parcel Number
44-04-35-100-002.002-017

Local Parcel Number
0013510202

Tax ID:

Routing Number
M35R11

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
LaGrange

Township
VAN BUREN TOWNSHIP

District 017 (Local 017)
VAN BUREN TOWNSHIP

School Corp 4525
WESTVIEW

Neighborhood 9950400-017
VanBuren Township Base

Section/Plat
35

Location Address (1)
4905 N SR 5
SHIPSHEWANA, IN 46565

Zoning

Subdivision

Lot

Market Model
9950400-017

Characteristics

Topography Flood Hazard
Rolling ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Thursday, April 30, 2026

Review Group 2026

ROUSH, ROBERT E & DENA M

Ownership

ROUSH, ROBERT E & DENA M
4905 N SR 5
SHIPSHEWANA, IN 46565

Legal

CLS ESTATES TRACT 2 1 AC

4905 N SR 5

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/12/2013	ROUSH, ROBERT E &	13-08-0205	WD	/	\$140,000	V
09/20/2005	WEAVER, TIMOTHY J	05-09-0469	WD	/	\$147,500	I
07/14/1997	SCHROCK, SHANNO		WD	9707/278		I
07/07/1997	YODER,ROBERT E &		WD	9707/141		I
01/01/1900	YODER,ROBERT E &		WD	/		I

510, 1 Family Dwell - Platted Lot

VanBuren Township Base/ 1/2

Notes



Res

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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/26/2026	As Of Date	04/09/2026	04/01/2025	04/01/2024	04/06/2023	04/06/2022
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	☐	☐	☐	☐	☐
\$30,800	Land	\$30,800	\$30,800	\$30,800	\$29,400	\$24,500
\$30,800	Land Res (1)	\$30,800	\$30,800	\$30,800	\$29,400	\$24,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$278,100	Improvement	\$278,100	\$246,800	\$232,600	\$211,800	\$194,200
\$278,100	Imp Res (1)	\$278,100	\$246,800	\$232,600	\$211,600	\$194,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$200	\$200
\$308,900	Total	\$308,900	\$277,600	\$263,400	\$241,200	\$218,700
\$308,900	Total Res (1)	\$308,900	\$277,600	\$263,400	\$241,000	\$218,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$200	\$200

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
9	A		0	0.83200	1.14	\$32,494	\$37,043	\$30,820	0%	1.0000	100.00	0.00	0.00	\$30,820
82	A		0	0.16800	1.00	\$2,120	\$2,120	\$356	-100%	1.0000	0.00	100.00	0.00	\$00

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	0.17
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.83
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	\$30,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$30,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$30,800

Data Source N/A

Collector

Appraiser 05/08/2025 JP

General Information

OccupancySingle-Family

DescriptionSingle-Family

Story Height1

Style12 1 Story 1960-196

Finished Area1260 sqft

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

Exterior Features

Description	Area	Value
Porch, Open Frame	110	\$5,600
Porch, Enclosed Frame	132	\$11,400
Wood Deck	364	\$7,100

Plumbing

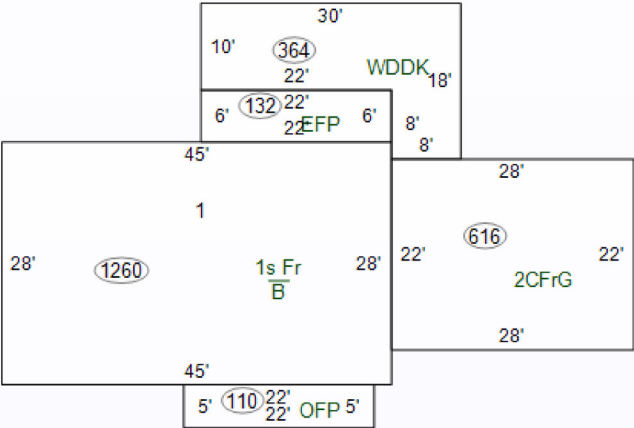
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1260	1260	\$149,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1260	0	\$63,600	
Crawl					
Slab					

	Total Base	\$212,800
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Adjustments	1 Row Type Adj. x 1.00	\$212,800
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:560	\$14,300
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1260	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	5 – 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$231,500
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Sub-Total, 1 Units	
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Exterior Features (+)	\$24,100	\$255,600
Garages (+) 616 sqft	\$26,800	\$282,400
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.95	
Replacement Cost	\$268,280	

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	C	1968	1995	31 A		0.95		2,520 sqft	\$268,280	26%	\$198,530	0%	100%	1.400	1.000	100.00	0.00	0.00	\$277,900
2: Utility Shed 8x10	1	SV	C	2003	2003	23 A		0.95		8'x10'		55%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$200