Date

10/13/2010

10/26/2006

Doc ID Code Book/Page Adj Sale Price V/I

Transfer of Ownership

QC

WD

NOBLE TWP 7-2

Notes 11/17/2014 LAND: ACREAGE CHANGED FROM 4.04A TO 4.194A PER DEED 10/26/2006

11/17/2014 NC: NEW HOME 2007

\$0

\$0

\$0

V

\$35,000

\$225,000

11/17/2014 RP: Reassessment Packet 2015

Ownership SEARS ROBERT C 4244 W 150 N

WABASH, IN 46992

PT NE1/4 29-28-6 4.194AC DITCH 518 & 641

Routing Number

85-10-29-200-017.000-007

Local Parcel Number

Parcel Number

0060090700

Tax ID:

Property Class 511 1 Family Dwell - Unplatted (0 to 9.9

Year: 2017

Location	Information
County	

Township

Wabash

NOBLE TOWNSHIP

District 007 (Local 007) **NOBLE TOWNSHIP**

School Corp 8050 M.S.D. WABASH COUNTY

Neighborhood 8507510-007 NOBLE TWP 7-2

Section/Plat

Location Address (1) 4244 W 150 N **WABASH, IN 46992**

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level	Flood Hazard
Public Utilities Electricity	ERA
Streets or Roads Paved	TIF
Neighborhood Life (Cycle Stage

Neighborhood Life Cycle Stage Static

Printed Thursday, July 06, 2017 Review Group 2014 08/19/2005 KIRK BOBBIE GENE TR WD 07/27/1999 LAUER DONALD W & 01/01/1900 LAUER DONALD W & WD

Owner

SEARS ROBERT C

SEARS ROBERT C &

	Residential												
Val	luation Records (Work	In Progress valu	es are not certifi	ed values and are	subject to chan	ge)							
2017	Assessment Year	2017	2016	2016	2015	2014							
WIP	Reason For Change	AA	Trending	Trending	AA	Trending							
01/01/2017	As Of Date	01/01/2017	01/01/2016	01/01/2016	03/01/2015	03/01/2014							
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	~		~									
\$33,900	Land	\$33,900	\$33,900	\$33,900	\$33,900	\$33,900							
\$18,500	Land Res (1)	\$18,500	\$18,500	\$18,500	\$18,500	\$18,500							
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0							
\$15,400	Land Non Res (3)	\$15,400	\$15,400	\$15,400	\$15,400	\$15,400							
\$156,500	Improvement	\$156,500	\$156,400	\$156,400	\$150,400	\$156,400							
\$156,500	Imp Res (1)	\$156,500	\$156,400	\$156,400	\$150,400	\$156,400							
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0							
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0							
\$190,400	Total	\$190,400	\$190,300	\$190,300	\$184,300	\$190,300							
\$175,000	Total Res (1)	\$175,000	\$174,900	\$174,900	\$168,900	\$174,900							
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0							
\$15,400	Total Non Res (3)	\$15,400	\$15,400	\$15,400	\$15,400	\$15,400							

Land Data (Standard Depth: Res 120', Cl 120')												
	Pricing Method		Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	Α		0	1.0000	1.00	\$18,500	\$18,500	\$18,500	0%	100%	1.0000	\$18,500
91	Α		0	3.0840	1.00	\$5,000	\$5,000	\$15,420	0%	0%	1.0000	\$15,420
82	Α	H2O	0	0.1100	0.50	\$1.850	\$925	\$102	-100%	0%	1 0000	\$00

ZK

Land Computa	tions
Calculated Acreage	4.19
Actual Frontage	0
Developer Discount	
Parcel Acreage	4.19
81 Legal Drain NV	0.00
82 Public Roads NV	0.11
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	3.08
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 / Classifed Value	\$0
Homesite(s) Value	\$18,500
91/92 Value	\$15,400
Supp. Page Land Value	
CAP 1 Value	\$18,500
CAP 2 Value	\$0
CAP 3 Value	\$15,400
Total Value	\$33,900

Data Source N/A

Collector 10/08/2014

Appraiser 03/01/2015

88

\$4,300

Porch, Open Frame

4244 W 150 N

		Cost Lade	der	
Floor Constr	Base	Finish	Value	Totals
1 1Fr	2010	2010	\$113,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	2010	0	\$36,700	
Crawl				
Slab				
			Total Base	\$149,700
Adjustments	1 R	low Type	Adj. x 1.00	\$149,700
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)			1:2010	(\$6,200)
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)		8 – 5	$= 3 \times 800	\$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
			I, One Unit	\$145,900
		Sub-To	tal, 1 Units	
Exterior Feature			\$4,300	\$150,200
Garages (+) 600	•	_	\$16,700	\$166,900
Quali	ty and D	-	tor (Grade)	1.00
			n Multiplier	0.88
		Replace	ment Cost	\$146,872
lorm Remai	n Abr	ı		Improv

NOBLE TWP 7-2

Summary of Improvements															
Description	Res Stor		Grade Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value		PC Nbhd Mrkt	Improv Value
1: Single-Family R 02	100%	1 Wood Frame	C 2006	2006	11 A		0.88			\$146,872	10%	\$132,180	0% 1	00% 1.10 1.0000	\$145,400
2: Geothermal R 02	100%	1	C 2007	2007	10 A		0.88			\$12 144	9%	\$11.050	0% 1	00% 100 10000	\$11 100

Total all pages \$156,500 Total this page \$156,500

511, 1 Family Dwell - Unplatted (0 to 9.9