

General Information

Parcel Number 85-03-32-403-020.000-002
Local Parcel Number 0110060600

Tax ID:

Routing Number 3-O.80

Property Class 510
1 Family Dwell - Platted Lot

Year: 2017

Location Information

County Wabash
Township CHESTER TOWNSHIP
District 002 (Local 002)
School Corp 8045
Neighborhood 8502512-002
Section/Plat 32
Location Address (1)
506 N MILL St
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage Static

Printed Thursday, July 06, 2017

Review Group 2014

Ownership

FREEMAN DOROTHY M
RICHARDINE K FRIEDEN J/T R/SURV
506 N MILL ST
NORTH MANCHESTER, IN 46962

Legal

HALDERMANS 2ND 12

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 05/02/2017 to 01/01/1900.

Notes

1/1/1900 RP: Reassessment Packet
2015
ADDED A/C



Residential

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for 2017, 2016, and 2015.

Land Data (Standard Depth: Res 132', CI 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows data for F, F, 76, 76x158, 1.08, \$225, \$243, \$18,468, 0%, 100%, 1.0000, \$18,470.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.28), Actual Frontage (76), 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 (\$18,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$18,500).

Data Source N/A

Collector 09/17/2014 ES

Appraiser 09/17/2014 ES

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	N/A
Finished Area	2212 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Patio, Concrete	156	\$0
Canopy, Shed Type	156	\$0
Stoop, Masonry	96	\$0
Canopy, Shed Type	96	\$0
Porch, Open Masonry	400	\$0

Plumbing

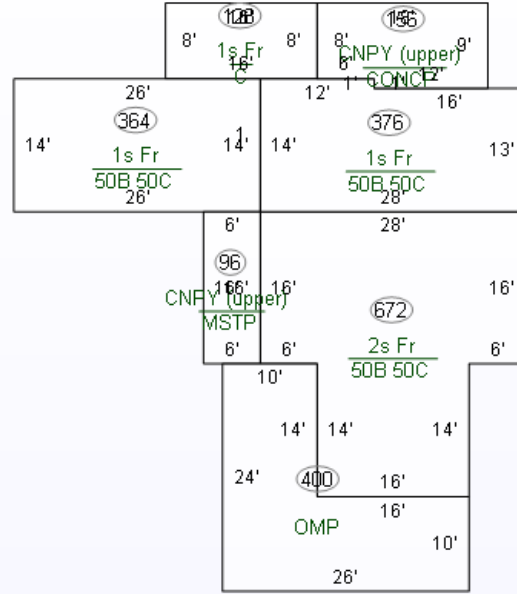
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accomodations

Bedrooms	4
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1540	1540	\$93,600	
2 1Fr	672	672	\$29,500	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	706	0	\$19,500	
Crawl	834	0	\$5,100	
Slab				

Total Base	\$147,700
Adjustments	1 Row Type Adj. x 1.00
	\$147,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,400
No Heating (-)	\$0
A/C (+)	1:1540 2:672 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$158,100
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Sub-Total, 1 Units	
Exterior Features (+)	\$16,100 \$174,200
Garages (+) 0 sqft	\$0 \$174,200
Quality and Design Factor (Grade)	0.95
Location Multiplier	0.88
Replacement Cost	\$145,631

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 01	100%	2	Wood Frame	C-1	1900	1949	68 G		0.88			\$145,631	37%	\$91,750	0%	100%	1.00 1.0000	\$91,800
2: Detached Garage R 01	100%	1	Wood Frame	C	1988	1988	29 A	\$27.94	0.88	\$27.94	24'x24'	\$14,162	24%	\$10,760	0%	100%	1.00 1.0000	\$10,800