

General Information

Parcel Number 85-03-32-201-015.000-002
Local Parcel Number 0110056600

Tax ID:

Routing Number 3E.32

Property Class 510
1 Family Dwell - Platted Lot

Year: 2019

Location Information

County Wabash
Township CHESTER TOWNSHIP
District 002 (Local 002) NORTH MANCHESTER TOWN
School Corp 8045 MANCHESTER COMMUNITY
Neighborhood 8502513-002 ROLLING ACRES
Section/Plat 32
Location Address (1) 105 STATE ROAD 13 E NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Printed Saturday, September 07, 2019

Review Group 2019

Ownership

BRANDENBURG FAMILY TRUST
BRANDENBURG BILLY & CONNIE
105 STATE ROAD 13 E
NORTH MANCHESTER, IN 46962

Legal

ROLLING ACRES ADDN LOT 70 DITCH 534



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 05/14/2015 and 01/01/1900.

Notes

8/14/2018 RP: Reassessment Packet 2019

Res

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 years 2016-2019.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 80' X 150', CI 80' X 150')

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 values for F, F, 115, 115x131, 0.94, \$200, \$188, \$21,620, -10%, 100%, 1.0000, \$19,460.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.35), Actual Frontage (115), 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 (\$19,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$19,500).

Data Source Estimated

Collector 08/02/2018 ES

Appraiser 08/02/2018 ES

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style N/A
Finished Area 1424 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joint Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

| Description | Area | Value |
|-------------------|------|---------|
| Porch, Open Frame | 96 | \$4,400 |
| Patio, Concrete | 135 | \$700 |

Plumbing

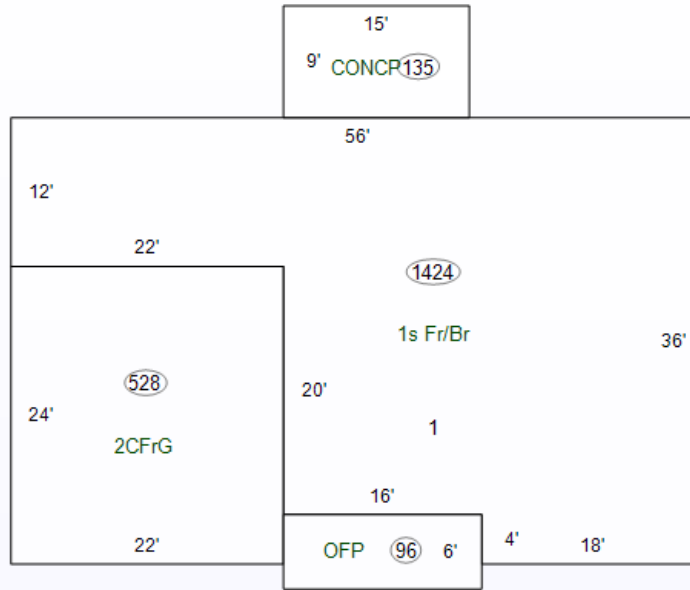
| | # | TF |
|---------------|----------|----------|
| Full Bath | 1 | 3 |
| Half Bath | 1 | 2 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 4 | 7 |

Accommodations

| | |
|--------------------|----------|
| Bedrooms | 3 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 6 |

Heat Type

Central Warm Air



| Specialty Plumbing | | |
|--------------------|-------|-------|
| Description | Count | Value |
| | | |

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|-------|----------|
| 1 | 91A | 1424 | 1424 | \$91,900 |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | | | | |
| Slab | | | | |

Total Base \$91,900

Adjustments 1 Row Type Adj. x 1.00 \$91,900

| | | |
|------------------|-------------------|---------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | MS:1 MO:1 | \$4,300 |
| No Heating (-) | | \$0 |
| A/C (+) | | \$0 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 7 - 5 = 2 x \$800 | \$1,600 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$97,800

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|------------------|
| Exterior Features (+) | \$5,100 | \$102,900 |
| Garages (+) 528 sqft | \$14,500 | \$117,400 |
| Quality and Design Factor (Grade) | | 1.05 |
| Location Multiplier | | 0.88 |
| Replacement Cost | | \$108,478 |

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% | 1 | 1/6 Masonry | C+1 | 1977 | 1979 | 40 A | | 0.88 | | 1,424 sqft | \$108,478 | 28% | \$78,100 | 0% | 100% | 1.130 | 1.0000 | \$88,300 |