

General Information

Parcel Number 25-05-11-400-001.020-013

Local Parcel Number 01411903982

Tax ID:

Routing Number 05-11-000-010

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

Year: 2020

Location Information

County Fulton

Township UNION TOWNSHIP

District 013 (Local 014) UNION-ROCHESTER

School Corp 2650 CASTON

Neighborhood 14000-013 Union-Rochester

Section/Plat

Location Address (1) 7478 W STATE RD 14 ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model 14000-013

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, May 27, 2020

Review Group 2

Ownership

Hines Roger D 2983 N Old US 31 Rochester, IN 46975

Legal

S W COR W 1/2 SE 11-30-1. 1.75A SPLIT TO DIVERSIFIED FINANCIAL 011-04100-00



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 12/11/2019 to 07/13/1982 and owners like Hines Roger D and SMITH MARTHA LEE.

Notes

9/19/2019 20RS: Per cyc/rev added OFP corrected 588 sq ft done for 2020 pay 2021-aw/rechecked Dm
9/13/2017 : PER RETURN OF SIGNED DEMO PAPER BY PROPERTY OWNER TO OFFICE REMOVED BARN SR
11/9/2015 : PER PROPERTY VISIT BY BB, CHANGED COND. OF HOME FROM FAIR TO AVERAGE SR
12/12/2011 : CORRECTED 1/2 STORY FINISHED AREA & TOOK OFF OFF & MSTP THIS SIZE NOT ASSESSED 12-12-2011 VL

11/16/2010 : VISITED PROPERTY 11/16/10 REMOVED LEANTO SR/RC

8/12/2010 : RTO, CYC/REV. 2010, LNT GR FROM E TO D, SV @ 100, BFT GR FROM E TO D, SV @ 500, 11 PAY 12 --DM.

5/17/2010 : GARAGE WAS CAPPED WRONG CORRECTED FOR 2009 PAY 2010

3/1/2009 : HEAT IS "BASEBOARD".

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 values for years 2020, 2019, 2018, 2017, 2016.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include 9 A and 91 A.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.75), Actual Frontage (0), Developer Discount, Parcel Acreage (1.75), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.75), 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 (\$15,200), 91/92 Value (\$1,400), Supp. Page Land Value, CAP 1 Value (\$15,200), CAP 2 Value (\$0), CAP 3 Value (\$1,400), Total Value (\$16,600).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	N/A
Finished Area	1616 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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 checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Stoop, Masonry	112	\$2,300
Porch, Open Frame	98	\$4,400

Plumbing

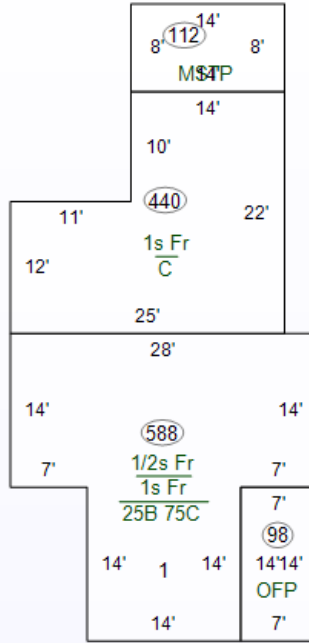
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

No Heat, Wall



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1028	1028	\$74,800	
2					
3					
4					
1/4					
1/2	1Fr	588	588	\$21,500	
3/4					
Attic					
Bsmt		147	0	\$12,600	
Crawl		881	0	\$5,100	
Slab					

Total Base \$114,000

Adjustments 1 Row Type Adj. x 1.00 \$114,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$114,000

Sub-Total, 1 Units

Exterior Features (+)	\$6,700	\$120,700
Garages (+) 0 sqft	\$0	\$120,700
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.88	

Replacement Cost \$90,284

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	100%	1 1/2	Wood Frame	D+1	1900	1900	120 A		0.88		1,763 sqft	\$90,284	50%	\$45,140	0%	100%	1.000	1.1300	\$51,000
2: Garage-Fr	100%	1	Wood Frame	C	1965	1965	55 F	\$21.58	0.88	\$21.58	52'x24'	\$23,700	45%	\$13,040	0%	100%	1.000	1.0000	\$13,000