

85-14-02-401-034.000-009

General Information

Parcel Number
85-14-02-401-034.000-009

Local Parcel Number
0120466400

Tax ID:

Routing Number
2M.BK1

Property Class 510
1 Family Dwell - Platted Lot

Year: 2020

Location Information

County
Wabash

Township
NOBLE TOWNSHIP

District 009 (Local 009)
WABASH CITY-WABASH CITY SC

School Corp 8060
WABASH CITY

Neighborhood 8509511-009
NEIGHBORHOOD 2

Section/Plat
02

Location Address (1)
1452 INEZ ST
WABASH, IN 46992

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Monday, August 10, 2020

Review Group 2018

DALE ROGER D

Ownership

DALE ROGER D
1452 INEZ STREET
WABASH, IN 46992

Legal

PT W1/2 SE1/4 2-27-6 .37AC



1452 INEZ ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/06/2003	DALE ROGER D		WD	/	\$165,900	I
03/02/1994	MAGLEY ROBERT E	0	WD	/	\$0	I
01/01/1900	MAGLEY ROBERT E		WD	/	\$0	I

510, 1 Family Dwell - Platted Lot

Res

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

2020	Assessment Year	2020	2019	2018	2017	2016
WIP	Reason For Change	AA	AA	AA	AA	Trending
03/13/2020	As Of Date	01/01/2020	01/01/2019	01/01/2018	01/01/2017	01/01/2016
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$11,700	Land	\$11,700	\$11,700	\$11,700	\$11,700	\$11,700
\$11,700	Land Res (1)	\$11,700	\$11,700	\$11,700	\$11,700	\$11,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$134,000	Improvement	\$134,000	\$127,800	\$121,500	\$120,500	\$117,500
\$133,900	Imp Res (1)	\$133,900	\$127,700	\$121,400	\$119,800	\$116,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$100	Imp Non Res (3)	\$100	\$100	\$100	\$700	\$700
\$145,700	Total	\$145,700	\$139,500	\$133,200	\$132,200	\$129,200
\$145,600	Total Res (1)	\$145,600	\$139,400	\$133,100	\$131,500	\$128,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$100	Total Non Res (3)	\$100	\$100	\$100	\$700	\$700

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 60' X 130', CI 60' X 130')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	0.3700	1.71	\$18,500	\$31,635	\$11,705	0%	100%	1.0000	\$11,700

NEIGHBORHOOD 2

1/2

Notes

11/16/2017 RP: Reassessment Packet 2018
6/22/2005 H/S:
REMOVED HOMESTEAD FOR PAY 2004
MAGLEY LIVES IN FL MOST OF THE TIME
ADDED HOMESTEAD 2005 PAY 2006 FOR DALE

Land Computations

Calculated Acreage	0.37
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.37
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.37
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	\$11,700
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$11,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$11,700

Data Source Estimated

Collector 10/31/2017 JS

Appraiser 01/01/2018 JS

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1884 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" 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
Porch, Open Frame	152	\$5,700
Wood Deck	308	\$4,400

Plumbing

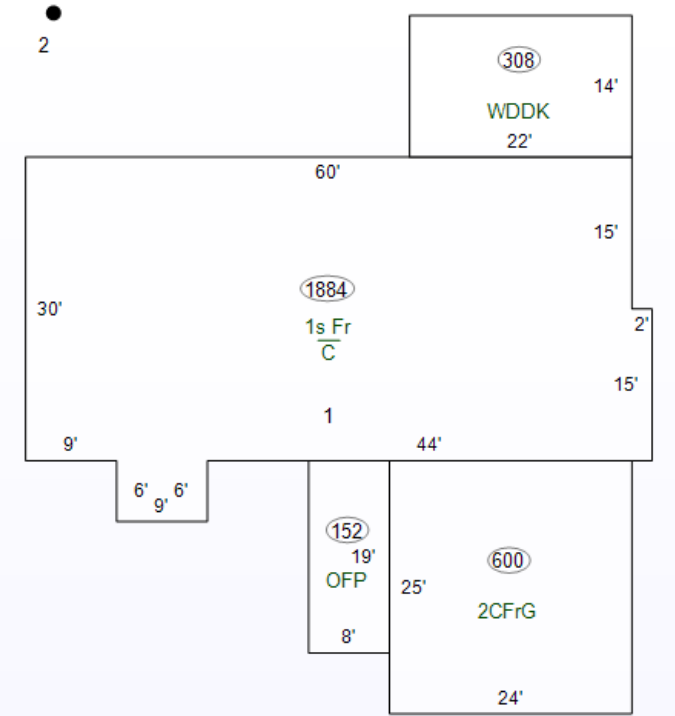
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	2

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1884	1884	\$109,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1884	0	\$7,400	
Slab				

	Total Base	\$116,600
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Adjustments	1 Row Type Adj. x 1.00	\$116,600
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$2,900
No Heating (-)		\$0
A/C (+)	1:1884	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$125,900
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	Sub-Total, 1 Units	
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Exterior Features (+)	\$10,100	\$136,000
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Garages (+) 600 sqft	\$16,700	\$152,700
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Quality and Design Factor (Grade)	1.15	
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Location Multiplier	0.88	
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	Replacement Cost	\$154,532
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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	Wood Frame	B-1	1985	1985	35 G		0.88		1,884 sqft	\$154,532	19%	\$125,170	0%	100%	1.070	1.0000	\$133,900
2: Utility Shed	0%	1	SV	D	1995	1995	25 A		0.88		10'x16'	\$0	55%	\$0	50%	100%	1.000	1.0000	\$100