

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0010070600

Printed 09/08/2016 Card No. 1 of 1

PARCEL NUMBER
85-07-35-400-009.000-001
Parent Parcel Number

NICCUM THOMAS JOE & VICKI SUE
6030 N 500 E
NORTH MANCHESTER, IN 46962 USA
PT S1/2 SE1/4 35-29-7 4.39AC

TRANSFER OF OWNERSHIP

Date

Property Address
6030 N 500 E

Neighborhood
8501510 CHESTER

Property Class
511 Res 1 fam unplatted 0-9.99 ac

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 85 WABASH
Area 001 CHESTER
Corporation N
District 001 Chester
Section & Plat 35
Routing Number 51.6

Table with columns: Assessment Year, Reason for Change, Valuation (L, B, T), and Homestead Allocations (Residential, Non-Residential).

Site Description

Topography: Level

Public Utilities: Electric

Street or Road: Paved

Neighborhood: Static

Zoning: 1 HOMESITE

Legal Acres: 4.3900

Admin Legal 4.3900

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

COM: BEAUTY SALON IN D.2 EXTRA FIXTURES.
RP: Reassessment Packet 2015

Supplemental Cards

TRUE TAX VALUE 28230

FARMLAND COMPUTATIONS

Table with columns: Parcel Acreage, Measured Acreage, Average True Tax Value/Acre, TRUE TAX VALUE FARMLAND, Classified Land Total, Homestead(s) Value, Excess Acreage Value.

Supplemental Cards

TOTAL LAND VALUE 28200

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 2140
 Attic: Unfinished
 Basement: None

ROOFING
 Material: Asphalt shingles

FLOORING
 Sub and joists 1.0, A
 Wood 1.0

EXTERIOR COVER
 Wood siding 1.0, A

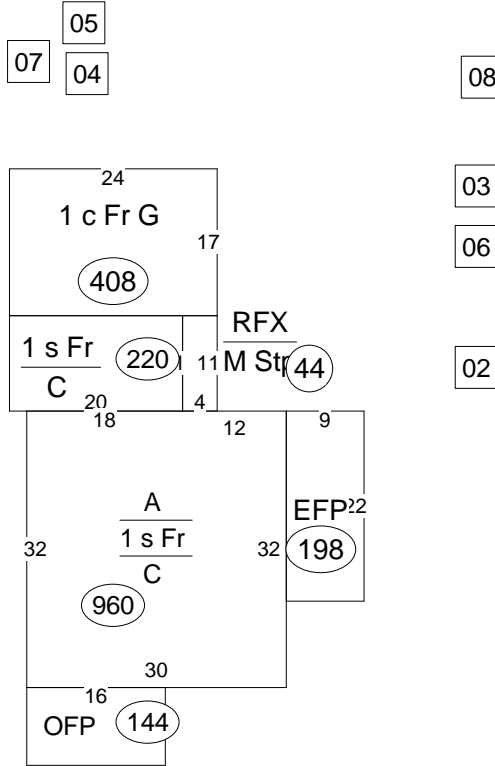
INTERIOR FINISH
 Drywall 1.0

ACCOMMODATIONS
 Finished Rooms 7
 Bedrooms 3

HEATING AND AIR CONDITIONING
 Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper
 Air Cond 0 1180 0 960

PLUMBING
 #
 3 Fixt. Baths 1 3
 2 Fixt. Baths 1 2
 Kit Sink 1 1
 Water Heat 1 1
 Extra Fixt 2
 TOTAL 9

REMODELING AND MODERNIZATION
 Amount Date



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 WOOD FRAME	1180	1.0	1180		80020
1 WOOD FRAME	960	Attic	960		6390
	1180	Crawl	----		6040

Row Type	Adjustment	Value
TOTAL BASE		92450
SUB-TOTAL	1.00%	92450
0 Interior Finish		9010
0 Ext Lvg Units		0
0 Basement Finish		0
0 Fireplace(s)		0
0 Heating		0
0 Air Condition		3460
0 Frame/Siding/Roof		0
0 Plumbing Fixt: 9		3200

Exterior Features Description	Value	SUB-TOTAL ONE UNIT	108120
Garages		SUB-TOTAL 0 UNITS	108120
EFP	9360	0 Integral	0
OFF	5470	408 Att Garage	12150
MSTP	1620	0 Att Carports	0
RFX/	680	0 Bsmt Garage	0
Ext Features			17130
SUB-TOTAL			137400
Quality Class/Grade			C-1
GRADE ADJUSTED VALUE			114870

(LCM: 88.00)

SPECIAL FEATURES

Description	Value
02 :D	-3
08 :C	3

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year	Eff Year	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D DWELL	0.00	D	DWELL	0.00	C-1	1920	1939	G 0.00	N	0.00	2140	114870	40	0	101	100	69600
G01 ATTGAR	0.00	G01	ATTGAR	0.00	1			AV 29.78	N	29.78	408	12150	0	0	0	100	0
02 DETGAR	6.00	02	DETGAR	6.00	4	D	1950	F 27.98	Y	17.37	22x 24	9170	60	0	100	0	3700
03 POULTRY	8.00	03	POULTRY	8.00	1	C		AV 0.00	N	0.00	12x 18	0	0	SV	0	0	300
04 T21S	14.00	04	T21S	14.00	1	D	1900	F 32.49	N	22.37	30x 36	24160	70	75	100	100	1800
05 CARSHUDE	8.00	05	CARSHUDE	8.00	1	C	1900	F 26.99	N	23.75	12x 18	5130	70	0	100	100	1500
06 POULTRY	8.00	06	POULTRY	8.00	1	C		AV 0.00	N	0.00	10x 16	0	0	SV	0	0	300
07 LEANTO	14.00	07	LEANTO	14.00	1	C	1996	AV 6.19	N	5.45	14x 30	2290	40	0	100	100	1400
08 QUONSET	0.00	08	QUONSET	0.00	1	C	2003	AV 13.42	Y	14.72	41x 45	27160	25	0	100	100	20400

Data Collector/Date JS 08/18/2014 Appraiser/Date JS 08/18/2014 Neighborhood Neigh 8501510 Supplemental Cards TOTAL IMPROVEMENT VALUE 99000