

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 018-1086-3650

Printed 04/26/2020 Card No. 1 of 1

PARCEL NUMBER
71-08-02-185-015.000-026
Parent Parcel Number

WILSON CHARLES P & ESTHER JANE
909 BLAINE AVE
SOUTH BEND, IN 46616-1252 UNITED STATES OF AMERICA
LOT 117 MUESSELS 2ND

TRANSFER OF OWNERSHIP

Date
01/01/1900
Bk/Pg: 0, 0 \$0

Property Address
909 BLAINE
Neighborhood
7126383 18537

Property Class
510 Res 1 fam dwelling platted lot

TAXING DISTRICT INFORMATION

Jurisdiction 71 St. Joseph
Area 011 Portage
Corporation N
District 026 SOUTH BEND (PORTAGE)
Routing Number 8-2B

RESIDENTIAL

VALUATION RECORD

Homestead Allocations

Table with columns for years (2018, 01/01/2016, 01/01/2017, 01/01/2018, 01/01/2019, 01/01/2020) and rows for Valuation, Appraised Value, and True Tax Value. Includes Residential and Non-Residential columns.

Site Description

Legal Acres:
0.0000
Admin Legal
0.0000

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Row 1: 1 FRONT LOT, 44.0, 44.0, 134.0, 1.01, 54.00, 54.54, 2400 L, 1%, 2420

03BR: BOARD OF REVIEW 2007
7/09 Applied additional OB to dwelling & detgar to lower to agreed value per Form 115 for 07/08 (ad)
AC93:
12/12/08 CORRECTION PER FORM 115 FOR 06/07 ISSUED BY COUNTY. CORRECTED MARKET FACTOR FOR 07/08. (PD)
CR: CYCLICAL REASSESSMENT
CR21: CYCLICAL REASSESSMENT 18-22 1 LA
GI13: GENERAL INFORMATION 2013
Corrected pricing error 13/14 te
GI20: GENERAL INFORMATION 2020
10/9/2019 Stratified Portage Twp MK KP AD PSC RM
MM15: PRE INFORMAL MEETING 134 15/16
12/20/2015: applied 47 BDE to DWELL and 12% CR to DETGAR based

Supplemental Cards

TRUE TAX VALUE 2420

FARMLAND COMPUTATIONS

Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]
TOTAL ACRES FARMLAND
TRUE TAX VALUE

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

Supplemental Cards

TOTAL LAND VALUE 2400

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 0.
 Finished Area: 1752
 Attic: None
 Basement: 1/4

ROOFING

Material: Asphalt shingles

FLOORING

Slab B
 Sub and joists 1.5
 Other 1.0
 Wood 1.0
 Vinyl tile 1.0
 Carpet 1.0

EXTERIOR COVER

Masonry B
 Vinyl siding 1.0, 1.5

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 1128 0 624

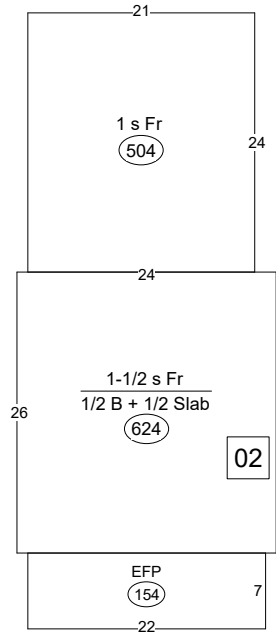
PLUMBING

 3 Fixt. Baths 2 6
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 8

REMODELING AND MODERNIZATION

Amount Date

01



02

Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 WOOD FRAME	1128	1.0	1128		79160
1 WOOD FRAME	624	1.5	624		22060

4 CONCRETE BLOCK	312 Bsmt		0		14350
	0 Crawl		----		0

TOTAL BASE 115570

Row Type Adjustment 1.00%
 SUB-TOTAL 115570

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	0
Air Condition	3560
Frame/Siding/Roof	0
Plumbing Fixt: 8	2400

Exterior Features	Value	SUB-TOTAL ONE UNIT	121530
EFP	8140	SUB-TOTAL 0 UNITS	121530
Garages			
0 Integral			0
0 Att Garage			0
0 Att Carports			0
0 Bsmt Garage			0
Ext Features			8140

SUB-TOTAL 129670
 Quality Class/Grade D+2

GRADE ADJUSTED VALUE 107370

(LCM: 92.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D DWELL	0.00				D+2		1907	1907	F	0.00	N	0.00	2064	107370	65	0	47	100	17800
01 DETGAR	0.00	1			D		1930	1930	AV	28.85	N	21.23	528	11210	50	12	101	100	5000
02 LEANTO	6.00				D		1930	1930	AV	3.20	N	2.36	6x 15	210	65	0	101	100	100

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
 TOTAL IMPROVEMENT VALUE

22900

Neigh 7126383 AV