

General Information

Parcel Number 85-14-63-401-064.000-009

Local Parcel Number 0120263100

Tax ID:

Routing Number 1M.BK3

Property Class 510 1 Family Dwell - Platted Lot

Year: 2021

Location Information

County Wabash

Township NOBLE TOWNSHIP

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

School Corp 8060 WABASH CITY

Neighborhood 8509524-009 NEIGHBORHOOD 15

Section/Plat 23

Location Address (1) 817 LINLAWN DR WABASH, IN 46992

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, April 17, 2021

Review Group 2020

Ownership

GIBSON CHRISTOPHER A 817 LINLAWN DRIVE WABASH, IN 46992

Legal

CONT S HAVEN LOT 85

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 08/31/2012 to 01/01/1900.

Notes

10/2/2019 RP: Reassessment Packet 2020
9/11/2012 MEM:: ADDITION ADDED 2003 PAY 2004 ADDED POOL AND SHED 2004



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 values for years 2021, 2020, 2019, 2018, 2017.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

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, 60, 60x129, 0.99, \$175, \$173, \$10,380, 0%, 100%, 1.0000, \$10,380.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.18), Actual Frontage (60), 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 (\$10,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$10,400).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style N/A
Finished Area 1128 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	136	\$5,200

Plumbing

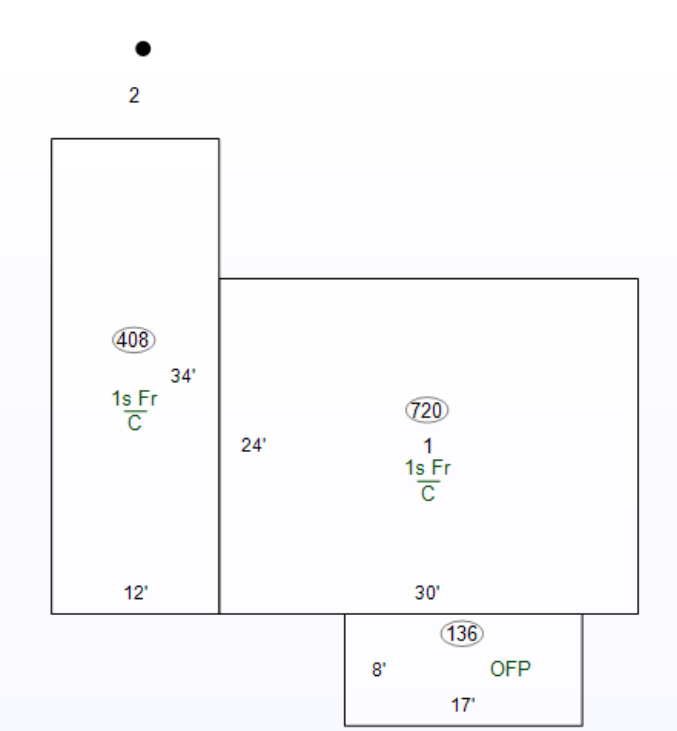
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1128	1128	\$79,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1128	0	\$5,700	
Slab				

Total Base \$84,700

Adjustments 1 Row Type Adj. x 1.00 \$84,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1128 \$2,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$87,600

Sub-Total, 1 Units

Exterior Features (+)	\$5,200	\$92,800
Garages (+) 0 sqft	\$0	\$92,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.88	
Replacement Cost		\$73,498

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	D+2	1957	1988	33 G		0.88		1,128 sqft	\$73,498	26%	\$54,390	0%	100%	1.250	1.0000	\$68,000
2: Utility Shed	0%	1		D	2015	2015	6 A	\$19.36	0.88	\$19.36	10'x12'	\$1,636	20%	\$1,310	50%	100%	1.000	1.0000	\$700