

General Information

Parcel Number 02-18-21-400-004.000-051

Local Parcel Number 20-0021-0033

Tax ID:

Routing Number - - -

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

Year: 2022

Location Information

County Allen

Township MARION TOWNSHIP

District 051 (Local 020) 051 MARION (20)

School Corp 0255 EAST ALLEN COUNTY

Neighborhood 511020-051 AG/RURAL RES HOMESITES 051

Section/Plat 0212913

Location Address (1) 6025 SOMERS RD HOAGLAND, IN 46745

Zoning

Subdivision

Lot

Market Model Res | MAD,MAR,MON (40-61)

Characteristics

Topography Level Flood Hazard

Public Utilities Water, Sewer, Electricity ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Other

Printed Saturday, April 9, 2022

Review Group 2019

Ownership

KNIPSTEIN GARY L & MICHELLE R 6025 SOMERS RD HOAGLAND, IN 46745-9720

Legal

E 200 OF W 513 OF S 200 FT NE1/4 SE1/4 SEC 21



Transfer of Ownership

Date 01/01/1900 Owner KNIPSTEIN GARY L & Doc ID Code Book/Page Adj Sale Price V/I WD / \$0 I

Notes

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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (AA), As Of Date (03/21/2022, 03/08/2021, 03/13/2020, 03/15/2019, 03/20/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), Land (\$28,300), Improvement (\$192,700), Total (\$221,000), and various sub-categories like Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type (9), Pricing Method (A), Soil ID, Act Front. (0), Size (0.9200), Factor (1.06), Rate (\$29,000), Adj. Rate (\$30,740), Ext. Value (\$28,281), Infl. % (0%), Res Elig % (100%), Market Factor (1.0000), Value (\$28,280).

Land Computations

Table with columns: Computation Name and Value. Includes Calculated Acreage (0.92), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (0.92), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.92), 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 (\$28,300), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$28,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$28,300).

General Information

Occupancy Single-Family
Description Single-Family (1530 S
Story Height 1
Style 41 Conventional 1 stor
Finished Area 1530 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist 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	144	\$6,400
Wood Deck	320	\$5,100

Plumbing

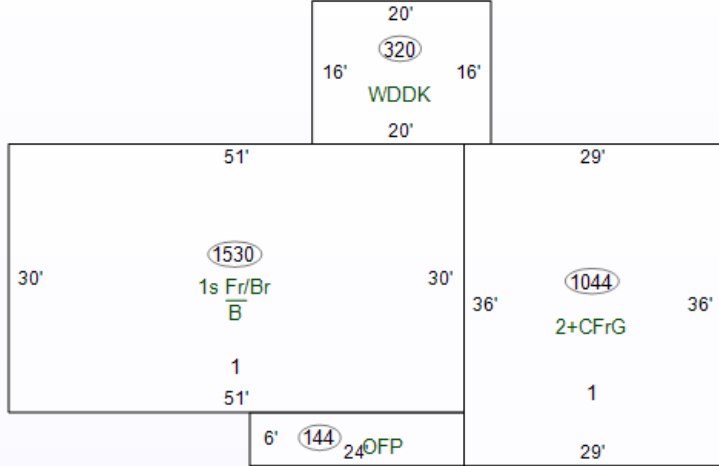
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	4
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	91A	1530	1530	\$104,700
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1530	0		\$34,500
Crawl				
Slab				

Total Base \$139,200

Adjustments 1 Row Type Adj. x 1.00 \$139,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1530	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$148,900

Sub-Total, 1 Units

Exterior Features (+)	\$11,500	\$160,400
Garages (+) 1044 sqft	\$28,700	\$189,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.95
Replacement Cost		\$179,645

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 (1530 Sq	100%	1	1/6 Masonry	C	1972	1972	50 A		0.95		3,060 sqft	\$179,645	35%	\$116,770	0%	100%	1.0000	1.6500	\$192,700