

85-06-02-200-037.000-012

General Information

Parcel Number  
85-06-02-200-037.000-012

Local Parcel Number  
0090244800

Tax ID:

Routing Number  
34.3.1

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

Year: 2022

Location Information

County  
Wabash

Township  
PLEASANT TOWNSHIP

District 012 (Local 012 )  
PLEASANT TOWNSHIP

School Corp 8045  
MANCHESTER COMMUNITY

Neighborhood 8512510-012  
PLEASANT

Section/Plat  
02

Location Address (1)  
11781 N OGDEN RD  
N MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
Rolling ☐

Public Utilities ERA  
Electricity ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Static

Printed Friday, May 20, 2022

Review Group 2020

CALLAWAY JOEL

Ownership

CALLAWAY JOEL  
11781 N OGDEN Rd  
NORTH MANCHESTER, IN 46962

Legal

PLEASANT VIEW LOT 3 1.73AC



11781 N OGDEN RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/19/2007	CALLAWAY JOEL		TR	/	\$90,000	V
04/23/2003	METZGER WESLEY		QC	/	\$0	I
10/14/1999	METZGER WESLEY	0	WD	/	\$55,000	I
01/01/1900	BROTHERS JOHN E		WD	/	\$0	I

PLEASANT

/85 1/2

Notes

11/12/2021 NC: 2021 PERMIT FOR GARAGE ADDN  
2021 NO START. RE-CK 2022  
2022 GARAGE ADDN LESS THAN 60% COMPLETE. RE-CK 2023  
  
8/13/2019 RP: Reassessment Packet 2020

Res

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	GenReval	AA	AA
02/18/2022	As Of Date	01/01/2022	01/01/2021	01/01/2020	01/01/2019	01/01/2018
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 type="checkbox"/>	<input type="checkbox"/>
\$21,100	Land	\$21,100	\$17,500	\$17,500	\$17,400	\$17,400
\$18,000	Land Res (1)	\$18,000	\$15,000	\$15,000	\$15,000	\$15,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$3,100	Land Non Res (3)	\$3,100	\$2,500	\$2,500	\$2,400	\$2,400
\$116,900	Improvement	\$116,900	\$104,900	\$95,200	\$89,400	\$86,100
\$102,000	Imp Res (1)	\$102,000	\$92,400	\$82,700	\$76,900	\$73,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$14,900	Imp Non Res (3)	\$14,900	\$12,500	\$12,500	\$12,500	\$12,500
\$138,000	Total	\$138,000	\$122,400	\$112,700	\$106,800	\$103,500
\$120,000	Total Res (1)	\$120,000	\$107,400	\$97,700	\$91,900	\$88,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$18,000	Total Non Res (3)	\$18,000	\$15,000	\$15,000	\$14,900	\$14,900

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$18,000	\$18,000	\$18,000	0%	100%	1.0000	\$18,000
91	A		0	0.6200	1.00	\$5,000	\$5,000	\$3,100	0%	0%	1.0000	\$3,100
82	A	FTD3	0	0.1100	0.50	\$1,500	\$750	\$83	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	1.73
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.73
81 Legal Drain NV	0.00
82 Public Roads NV	0.11
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.62
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	\$18,000
91/92 Value	\$3,100
Supp. Page Land Value	
CAP 1 Value	\$18,000
CAP 2 Value	\$0
CAP 3 Value	\$3,100
Total Value	\$21,100

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 1/2
Style	N/A
Finished Area	1837 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" 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 checked="" type="checkbox"/> Metal	<input 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, Enclosed Frame	322	\$14,100
Porch, Enclosed Frame	224	\$11,400
Porch, Open Frame	81	\$4,100

Plumbing

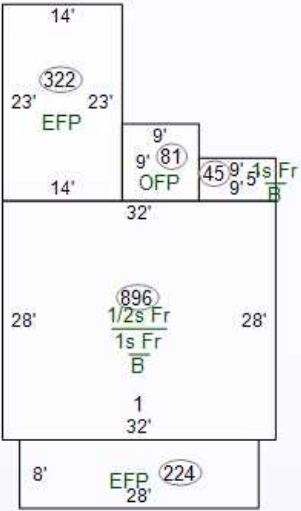
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	941	941	\$77,400	
2					
3					
4					
1/4					
1/2	1Fr	896	896	\$29,700	
3/4					
Attic					
Bsmt		941	0	\$25,800	
Crawl					
Slab					

Total Base \$132,900

Adjustments 1 Row Type Adj. x 1.00 \$132,900

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

Sub-Total, One Unit \$132,900

Sub-Total, 1 Units

Exterior Features (+)	\$29,600	\$162,500
Garages (+) 0 sqft	\$0	\$162,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.88	
Replacement Cost		\$128,700

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 1/2	Wood Frame	D+2	1917	1939	83 G		0.88		2,778 sqft	\$128,700	45%	\$70,790	0%	100%	1.310	1.0000	\$92,700
2: Barn, Bank & Flat (T2)	0%	1		D	1900	1900	122 F	\$39.79	0.88	\$0.00	30' x 35' x 22'	\$31,903	70%	\$9,570	75%	100%	1.000	1.0000	\$2,400
3: Barn, Bank & Flat (T2)	0%	2		D	1900	1900	122 F	\$58.10	0.88	\$0.00	30' x 54' x 16'	\$61,741	70%	\$18,520	75%	100%	1.000	1.0000	\$4,600
4: Barn, Pole (T3) R 01	0%	1	T3AW	C	1939	1939	83 G	\$25.82	0.88	\$0.00	16' x 24' x 8'	\$6,496	60%	\$2,600	0%	100%	1.000	1.0000	\$2,600
5: Corn Crib, Frame R 01	0%	1	Drive Thru	C	1900	1900	122 G	\$21.14	0.88	\$0.00	20' x30'	\$11,162	60%	\$4,460	50%	100%	1.000	1.0000	\$2,200
6: Detached Garage R 01	100%	1	Concrete Block	C	1917	1917	105 A	\$30.61	0.88	\$26.94	21'x30'	\$16,970	45%	\$9,330	0%	100%	1.000	1.0000	\$9,300
7: Lean-To R 01	0%	1	Concrete Floor	C	1900	1900	122 G	\$8.80	0.88	\$0.00	12'x30' x 8'	\$2,788	60%	\$1,120	0%	100%	1.000	1.0000	\$1,100
8: Lean-To R 01	0%	1	Concrete Floor	C	1900	1900	122 G	\$7.91	0.88	\$0.00	20'x30' x 6'	\$4,176	60%	\$1,670	0%	100%	1.000	1.0000	\$1,700
9: Silo R 01	0%	1	SV	C	1900	1900	122 P		0.88		0' x 36'		80%		0%	100%	1.000	1.0000	\$300