

27-03-32-204-028.000-024

Kendall, Victor H Trstee Victor H

638 LAURA LN

510, 1 Family Dwell - Platted Lot

27 PLEASANT HOMES (4T

General Information

Parcel Number
27-03-32-204-028.000-024

Local Parcel Number
0332-204-028.000-27

Tax ID:
0270200780

Routing Number
0332-204-028.000

Ownership

Kendall, Victor H Trstee Victor H Kenda
Und 1/2 Int & Rowena L Kendall Trstee
PO BOX 770
Sweetser, IN 46987

Legal

27-02-1144 LOT 4 & STREET VAC
PLEASANT HOMES 4TH SUBDIV SEC 2.

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/03/2012	Kendall, Victor H Trste	2012-005774	QC	/	\$0	I
06/27/2012	Kendall, Victor H & Ro	2012-005549	TD	/	\$0	I
01/04/2005	KENDALL, VICTOR H		QC	1/74585	\$0	I
01/04/2005	KENDALL, VICTOR H		TRU	1/74584	\$0	I
12/30/1999	KENDALL, VICTOR H		WD	/	\$0	I

Notes

11/2/2018 RE-A: RR19 NO CHANGE
2/9/2015 RE-A: RR15 NO CHANGE.
3/21/2012 RE-A: RE-A 7/29/10-K/R-NL

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2022

Location Information

County
Grant

Township
PLEASANT TOWNSHIP

District 024 (Local 027)
SWEETSER TOWN-PLEASANT T

School Corp 5625
OAK HILL UNITED

Neighborhood 24302
27 PLEASANT HOMES (4TH ADD

Section/Plat
000

Location Address (1)
638 LAURA LN
SWEETSER, IN 46987

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	Annual-Adj	Annual-Adj	Annual-Adj	GenReval	Annual-Adj
01/30/2022	As Of Date	03/29/2022	04/08/2021	04/06/2020	04/09/2019	04/09/2018
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"/>
\$35,300	Land	\$35,300	\$35,300	\$35,300	\$35,300	\$35,300
\$35,300	Land Res (1)	\$35,300	\$35,300	\$35,300	\$35,300	\$35,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$151,800	Improvement	\$151,800	\$136,800	\$136,800	\$135,500	\$131,600
\$151,800	Imp Res (1)	\$151,800	\$136,800	\$136,800	\$135,500	\$131,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$187,100	Total	\$187,100	\$172,100	\$172,100	\$170,800	\$166,900
\$187,100	Total Res (1)	\$187,100	\$172,100	\$172,100	\$170,800	\$166,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 175', CI 100' Base Lot: Res 110' X 180', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		150	150x162	0.98	\$240	\$235	\$35,250	0%	100%	1.0000	\$35,250

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level

Flood Hazard

Public Utilities ERA

Sewer, Gas, Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage
Static

Printed Saturday, May 21, 2022

Review Group 2023

Data Source External Only

Collector

Appraiser

Land Computations

Calculated Acreage	0.56
Actual Frontage	150
Developer Discount	<input type="checkbox"/>
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	\$35,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$35,300

General Information

Occupancy	Single-Family
Description	SINGLE-FAMILY RES
Story Height	1
Style	1 Story Ranch
Finished Area	2214 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input 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 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, Open Frame	28	\$2,700
Porch, Enclosed Frame	252	\$12,100
Patio, Concrete	84	\$500
Canopy, Roof Extension	84	\$1,000

Plumbing

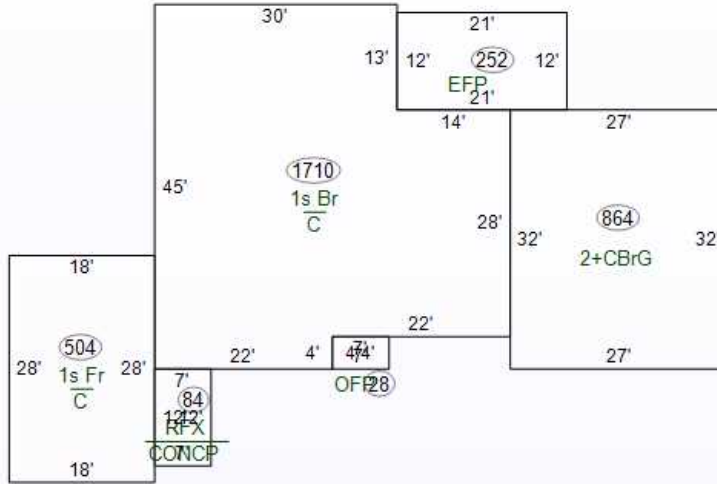
	#	TF
Full Bath	2	6
Half Bath	2	4
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	6	12

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	95	2214	2214	\$146,500
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	2214	0		\$8,600
Slab				

Total Base \$155,100

Adjustments 1 Row Type Adj. x 1.00 \$155,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:2214	\$4,700
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$169,900

Sub-Total, 1 Units

Exterior Features (+)	\$16,300	\$186,200
Garages (+) 864 sqft	\$25,300	\$211,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.88

Replacement Cost \$195,426

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 RESI	100%	1	5/6 Masonry	C+1	1973	1979	43 A		0.88		2,214 sqft	\$195,426	30%	\$136,800	0%	100%	1.110	1.0000	\$151,800