

02-14-07-152-005.000-047

Steinman & Co Llc

10903 DAWKINS RD

510, 1 Family Dwell - Platted Lot

AG/RURAL RES HOMESIT

General Information

Parcel Number 02-14-07-152-005.000-047
Local Parcel Number 52-3922-0007

Ownership

Steinman & Co Llc
23526 Dawkins Rd
Woodburn, IN 46797

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 10/17/2006 Steinman & Co Llc and 01/01/1900 SEXTON ELDON & LI.

Notes

Tax ID:

Legal

SILLS SUBURBAN LOTS 6 & 7

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

Year: 2023

Location Information

County Allen

Township JEFFERSON TOWNSHIP

District 047 (Local 052)
047 NEW HAVEN JEFFERSON FW

School Corp 0255
EAST ALLEN COUNTY

Neighborhood 461008-047
AG/RURAL RES HOMESITES NE

Section/Plat 0007

Location Address (1)
10903 DAWKINS RD
NEW HAVEN, IN 46774

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows for 2023 and 2022.

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

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 for 9 A 106 0.92 1.06 \$32,500 \$34,450 \$31,694 0% 100% 1.0000 \$31,690.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Thursday, April 13, 2023

Review Group 2019

Data Source Left Door Hanger Collector

Appraiser 10/01/2019 tewaaa

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.92), Actual Frontage (106), 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 (0.92), 91/92 Acres (0.00), Total Acres Farmland (-0.92), 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 (\$31,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$31,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$31,700).

General Information

Occupancy Single-Family
Description Single-Family (1520 S
Story Height 1
Style 40 Conventional 1 stor
Finished Area 1520 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Wood Shingle
- Metal
- Asphalt
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Porch, Open Frame	120	\$5,800

Plumbing

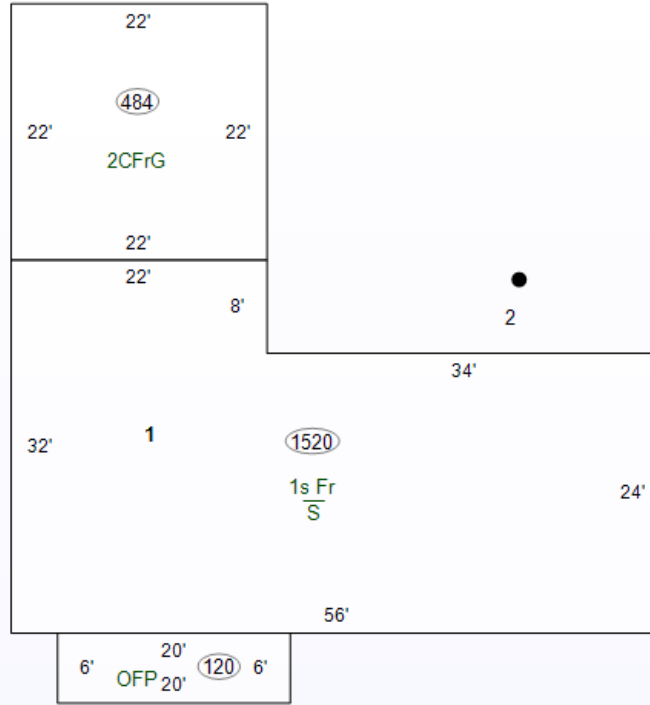
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1520	1520	\$103,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1520	0	\$0	

Total Base \$103,000

Adjustments 1 Row Type Adj. x 1.00 \$103,000

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

Sub-Total, One Unit \$104,600

Sub-Total, 1 Units

Exterior Features (+)	\$5,800	\$110,400
Garages (+) 484 sqft	\$15,200	\$125,600
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.93

Replacement Cost \$93,446

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 (1520 Sq	100%	1	Wood Frame	D	1956	1956	67 A		0.93		1,520 sqft	\$93,446	47%	\$49,530	0%	100%	2.200	1.0000	\$109,000
2: Utility Shed (8x5)	0%	1	SV	C	1900	1900	123 A		0.93		8'x5'		65%		0%	100%	1.000	1.0000	\$0