

57-07-32-200-221.000-020

KINNEY KATIE A

432 DRAKE RD

510, 1 Family Dwell - Platted Lot

K'Ville Wayne Hillcrest and 1/2

General Information

Parcel Number
57-07-32-200-221.000-020

Local Parcel Number
08-102034-00

Tax ID:
08-102034-00

Routing Number
- - - - -

Ownership

KINNEY KATIE A
432 DRAKE RD
KENDALLVILLE, IN 46755

Legal

BEYER-CAMPBELL ADD LOT 1 (EX FRL PT SW COR) SEC 32
BEYER-CAMPBELL ADD LOT 2
BEYER-CAMPBELL ADD LOT 3

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/31/2017	KINNEY KATIE A	170200022	TRD	/	\$133,000	V
11/14/2016	MICHAEL BETTY L T	161100263	QC	/	\$0	I
11/14/2016	MICHAEL BETTY L	161100261	TRD	/	\$0	I
10/15/2015	MICHAEL BETTY L T	151000348	QC	/	\$0	I
06/12/2014	MICHAEL BETTY L	140600251	PR	/	\$132,500	V
01/01/1900	SMITH CHARLES N R		WD	/	\$0	I

Notes

5/16/2022 : cyclical 3-A: No change. JB

9/14/2021 : 22-23--- SPLIT OFF .003A (FROM LOT 1)TO 32-200-246 PER SURVEY --- ADDED SHED PER AERIAL

10/23/2018 : 19-20 REASS CORR LOT FRONTAGE & 1 REAR AND GAVE EFF FOR UPDATES

1/9/2017 : 17-18 REMOVED VAC INF-NOT IN NBHD COMMENTS

12/20/2016 : LISTED FOR SALE IN RE SEPT-OCT BY REMAX FOR \$146,700.

2/11/2015 : 15-16 REMOVED PARTIAL VAC INFL, EXPIRED, MORE THAN TWO YEARS FROM PTABOA

11/20/2014 : 15-16--- NO CHNGE PER REASS

12/5/2012 : PER REAL ESTATE GUIDE NOV/DEC 2012 \$179,900.

9/22/2011 : PER REASS PAY 2013 CHNGD FROM STUCCO TO STONE AND REMOVED UTILITY SHED

6/29/2007 : PTABOA GRANTED TO CHANGE COND AND GRADE ON THE HOUSE ALSO GAVE VACANCY AND EXCESS ON TWO OF THE LOTS TO GET BACK TO MARKET VALUE PER FORM 11 OF 06-7

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2023

Location Information

County
Noble

Township
WAYNE TOWNSHIP

District 020 (Local 008)
KENDALLVILLE CITY-WAYNE TO

School Corp 6060
EAST NOBLE

Neighborhood 2050300
K'Ville Wayne Hillcrest and Crescen

Section/Plat
032

Location Address (1)
432 DRAKE RD
KENDALLVILLE, IN 46755

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

2023	Assessment Year	2023	2022	2022	2021	2020
WIP	Reason For Change	Annual-Adj	Annual-Adj	Split	Annual-Adj	Annual-Adj
02/24/2023	As Of Date	04/07/2023	04/15/2022	09/15/2021	04/14/2021	04/09/2020
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$54,200	Land	\$54,200	\$59,800	\$59,800	\$63,000	\$57,300
\$54,200	Land Res (1)	\$54,200	\$59,800	\$59,800	\$63,000	\$57,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$137,100	Improvement	\$137,100	\$119,100	\$109,600	\$106,700	\$96,500
\$134,200	Imp Res (1)	\$134,200	\$116,000	\$106,700	\$106,700	\$96,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,900	Imp Non Res (3)	\$2,900	\$3,100	\$2,900	\$0	\$0
\$191,300	Total	\$191,300	\$178,900	\$169,400	\$169,700	\$153,800
\$188,400	Total Res (1)	\$188,400	\$175,800	\$166,500	\$169,700	\$153,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,900	Total Non Res (3)	\$2,900	\$3,100	\$2,900	\$0	\$0

Land Data (Standard Depth: Res 175', CI 100' Base Lot: Res 150' X 175', 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		84	90x144	0.94	\$252	\$237	\$21,330	0%	100%	1.0000	\$21,330
F	F		153	153x100	0.81	\$252	\$204	\$31,212	0%	100%	1.0000	\$31,210
R	F		0	94x110x304	0.07	\$252	\$18	\$1,692	0%	100%	1.0000	\$1,690

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

Land Computations

Calculated Acreage	0.89
Actual Frontage	237
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	\$54,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$54,200

Printed Friday, April 21, 2023

Review Group 2023

Data Source External Only

Collector 05/16/2022 JB

Appraiser 05/16/2022 JB

General Information

Occupancy Single-Family
Description SINGLE-FAMILY RES
Story Height 1
Style N/A
Finished Area 1864 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
Patio, Concrete	256	\$1,400
Porch, Enclosed Frame	120	\$8,100

Plumbing

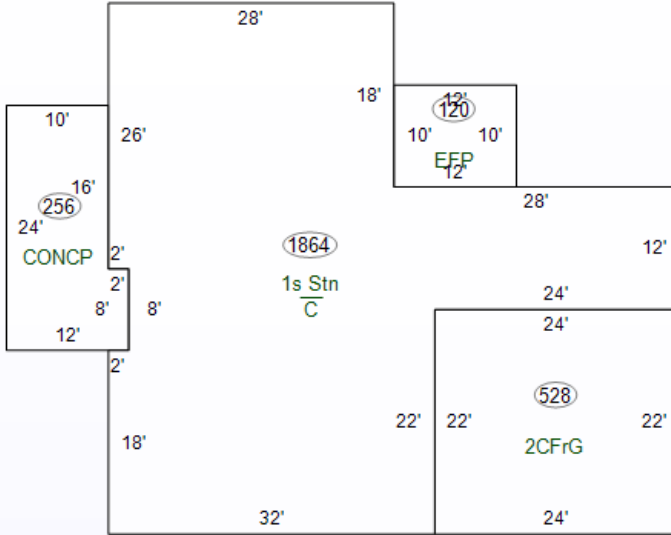
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	12

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	3
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 8	1864	1864	\$131,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1864	0	\$8,000	
Slab				

Total Base \$139,900

Adjustments 1 Row Type Adj. x 1.00 \$139,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1864	\$4,300
No Elec (-)		\$0
2 Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$149,800

Sub-Total, 1 Units

Exterior Features (+)	\$9,500	\$159,300
Garages (+) 528 sqft	\$16,200	\$175,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.93
Replacement Cost		\$163,215

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	Stone	C	1957	1965	58 A		0.93		1,864 sqft	\$163,215	40%	\$97,930	0%	100%	1.370	1.0000	\$134,200
2: Utility Shed	0%	1		C	2021	2021	2 A	\$21.43	0.93	\$19.93	10'x16'	\$3,189	10%	\$2,870	0%	100%	1.000	1.0000	\$2,900