

85-18-03-400-011.000-013

General Information

Parcel Number
85-18-03-400-011.000-013

Local Parcel Number
0100002100

Tax ID:

Routing Number
15.11

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

Year: 2017

Location Information

County
Wabash

Township
WALTZ TOWNSHIP

District 013 (Local 013)
WALTZ TOWNSHIP

School Corp 8050
M.S.D. WABASH COUNTY

Neighborhood 8513510-013
WALTZ

Section/Plat
03

Location Address (1)
6704 S STATE RD 13
WABASH, IN 46992

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Thursday, July 06, 2017

Review Group 2016

ARMSTRONG DONALD E & CAR

Ownership

ARMSTRONG DONALD E & CAROL
6704 S STATE RD 13
WABASH, IN 46992

Legal

PT SE 1/4 3-26-6 3.3AC
DITCH
509



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

2017	Assessment Year	2017	2016	2016	2015	2014
WIP	Reason For Change	GenReval	Trending	Trending	Trending	Trending
01/01/2017	As Of Date	01/01/2017	01/01/2016	01/01/2016	03/01/2015	03/01/2014
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$22,400	Land	\$22,400	\$18,600	\$18,600	\$18,600	\$18,600
\$15,000	Land Res (1)	\$15,000	\$13,000	\$13,000	\$13,000	\$13,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$7,400	Land Non Res (3)	\$7,400	\$5,600	\$5,600	\$5,600	\$5,600
\$108,000	Improvement	\$108,000	\$106,600	\$106,600	\$103,300	\$103,500
\$107,800	Imp Res (1)	\$107,800	\$106,400	\$106,400	\$103,100	\$103,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$200	Imp Non Res (3)	\$200	\$200	\$200	\$200	\$200
\$130,400	Total	\$130,400	\$125,200	\$125,200	\$121,900	\$122,100
\$122,800	Total Res (1)	\$122,800	\$119,400	\$119,400	\$116,100	\$116,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$7,600	Total Non Res (3)	\$7,600	\$5,800	\$5,800	\$5,800	\$5,800

Land Data (Standard Depth: Res 200', CI 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	\$15,000	\$15,000	\$15,000	0%	100%	1.0000	\$15,000
91	A		0	1.8500	1.00	\$4,000	\$4,000	\$7,400	0%	0%	1.0000	\$7,400
82	A	FNA	0	0.4500	1.11	\$1,850	\$2,054	\$924	-100%	0%	1.0000	\$00

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Review Group 2016

Data Source N/A

Collector 06/28/2016 TS

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I

01/01/1900 ARMSTRONG DONALD WD / \$0 I

Residential

WALTZ /8513 1/2

Notes

11/17/2015 RP: Reassessment Packet 2017

Land Computations

Calculated Acreage	3.30
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.30
81 Legal Drain NV	0.00
82 Public Roads NV	0.45
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.85
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	\$15,000
91/92 Value	\$7,400
Supp. Page Land Value	
CAP 1 Value	\$15,000
CAP 2 Value	\$0
CAP 3 Value	\$7,400
Total Value	\$22,400

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1288 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished
<input 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 type="checkbox"/> Metal	<input checked="" 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	120	\$7,300
Porch, Open Frame	54	\$3,000
Wood Deck	146	\$2,800

Plumbing

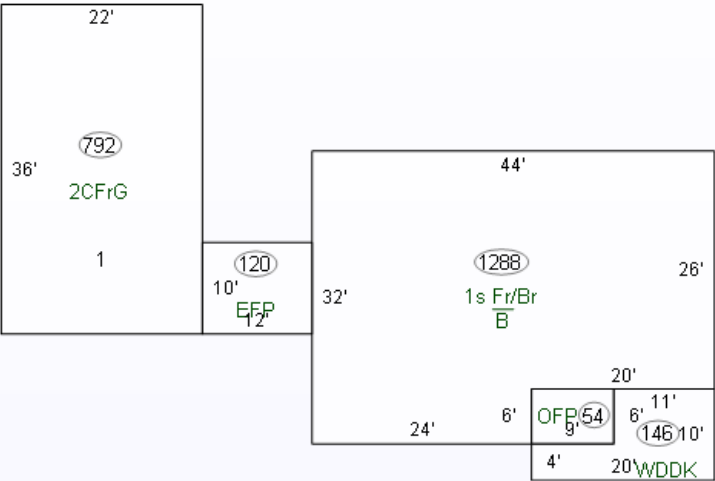
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accomodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Heat Pump



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1288	1288	\$86,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1288	0	\$27,800	
Crawl					
Slab					

Total Base	\$114,400
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Adjustments	1 Row Type Adj. x 1.00	\$114,400
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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	\$116,000
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Sub-Total, 1 Units	
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Exterior Features (+)	\$13,100	\$129,100
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Garages (+) 792 sqft	\$20,200	\$149,300
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Quality and Design Factor (Grade)	1.00
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Location Multiplier	0.88
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Replacement Cost	\$131,384
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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	1/6 Masonry	C	1964	1975	42 G		0.88			\$131,384	28%	\$94,600	0%	100%	1.14	1.0000	\$107,800
2: Utility Shed R 01	0%	1	SV	C	1900	1900	117 A		0.88		10'x14'		65%		0%	100%	1.00	1.0000	\$200