

85-07-05-204-017.000-002

General Information

Parcel Number
85-07-05-204-017.000-002

Local Parcel Number
0110045900

Tax ID:

Routing Number
6H.6

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Wabash

Township
CHESTER TOWNSHIP

District 002 (Local 002)
NORTH MANCHESTER TOWN

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8502518-002
CITY OF NORTH MANCHESTER 2

Section/Plat
05

Location Address (1)
405 S RIVER ROAD EXT
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026

Review Group 2023

EGOLF JERRY G

Ownership

EGOLF JERRY G
405 S RIVER RD EXT
NORTH MANCHESTER, IN 46962

Legal

S MAN OP SW PT 19 & 104' 20



405 S RIVER ROAD EXT

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	EGOLF JERRY G		WD	/			I

510, 1 Family Dwell - Platted Lot

CITY OF NORTH MANCHE 1/2

Notes

8/17/2022 RP: Reassessment Packet 2023

11/20/1998 MEM:
MH IS ANNUALLY ASSESSED

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	GenReval	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$25,600	\$25,600	\$25,600	\$25,600	\$22,500
Land Res (1)	\$22,500	\$22,500	\$22,500	\$22,500	\$20,000
Land Non Res (2)	\$3,100	\$3,100	\$3,100	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$3,100	\$2,500
Improvement	\$28,900	\$28,100	\$21,800	\$21,200	\$19,300
Imp Res (1)	\$28,800	\$28,000	\$21,700	\$20,000	\$18,100
Imp Non Res (2)	\$100	\$100	\$100	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$1,200	\$1,200
Total	\$54,500	\$53,700	\$47,400	\$46,800	\$41,800
Total Res (1)	\$51,300	\$50,500	\$44,200	\$42,500	\$38,100
Total Non Res (2)	\$3,200	\$3,200	\$3,200	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$4,300	\$3,700

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 75' X 145', CI 75' X 145')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	\$22,500	\$22,500	\$22,500	0%	1.0000	100.00	0.00	0.00	\$22,500
91	A		0	0.6250	1.00	\$5,000	\$5,000	\$3,125	0%	1.0000	0.00	100.00	0.00	\$3,130

Land Computations

Calculated Acreage	1.63
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.63
Total Acres Farmland	-1.63
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	\$22,500
91/92 Value	\$3,100
Supp. Page Land Value	
CAP 1 Value	\$22,500
CAP 2 Value	\$3,100
CAP 3 Value	\$0
Total Value	\$25,600

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1 1/2

Style

N/A

Finished Area

0 sqft

Make

Floor Finish

☐Earth

☐Tile

☐Slab

☒Carpet

☒Sub & Joist

☐Unfinished

☐Wood

☐Other

Wall Finish

☐Plaster/Drywall

☒Unfinished

☐Paneling

☐Other

☐Fiberboard

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	112	\$10,000
Porch, Enclosed Masonry	190	\$18,700

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

0

Living Rooms

0

Dining Rooms

0

Family Rooms

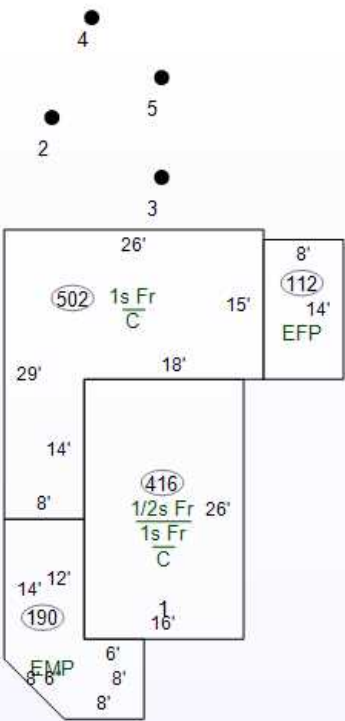
0

Total Rooms

0

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	918	0	\$121,200
2				
3				
4				
1/4				
1/2	1Fr	416	0	\$36,600
3/4				
Attic				
Bsmt				
Crawl		918	0	\$6,500
Slab				
Total Base				\$164,300
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				1:918 1/2:416 (\$55,600)
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				\$108,700
Sub-Total, 1 Units				
Exterior Features (+)				\$28,700
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.85
Location Multiplier				0.91
Replacement Cost				\$106,279

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1 1/2	Wood Fr	D+1	1900	1900	126	P		0.91		1,334 sqft	\$106,279	75%	\$26,570	25%	100%	1.020	1.000	100.00	0.00	0.00	\$20,300
2: Barn, Bank & Flat (T2)	1	SV	D	1900	1900	126	P		0.91		22' x 29' x 14'		80%		65%	100%	1.000	1.000	100.00	0.00	0.00	\$1,000
3: Detached Garage R 01	1	Wood Fr	D	1970	1970	56	F	\$38.31	0.91	\$27.89	24'x49'	\$32,798	55%	\$14,760	50%	100%	1.000	1.000	100.00	0.00	0.00	\$7,400
4: Utility Shed R 01	1	SV	D	1900	1900	126	F		0.91		20'x29'		70%		0%	100%	1.000	1.000	0.00	100.00	0.00	\$100
5: Utility Shed R 01	1	SV	D	1900	1900	126	F		0.91		15'x30'		70%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$100