

85-07-05-204-014.000-002

General Information

Parcel Number
85-07-05-204-014.000-002

Local Parcel Number
0110040900

Tax ID:

Routing Number
6H.5

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)
403 S RIVER ROAD EXT
NORTH MANCHESTER, IN 46962

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

Printed Monday, April 13, 2026

Review Group 2023

EGOLF JERRY G & DEBORAH A

Ownership

EGOLF JERRY G & DEBORAH A CHA
405 S RIVER RD EXT
NORTH MANCHESTER, IN 46962

Legal

OP (S MAN) PT LOT 19



403 S RIVER ROAD EXT

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/05/2011	EGOLF JERRY G & D		TR	/	\$32,000	I
11/22/2006	DENEVE RICHARD E		QC	/	\$0	I
01/01/1900	DENEVE RICHARD E		WD	/		I

510, 1 Family Dwell - Platted Lot

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	\$10,500	\$10,500	\$10,500	\$10,500	\$9,300
Land Res (1)	\$10,500	\$10,500	\$10,500	\$10,500	\$9,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$50,300	\$47,400	\$37,300	\$35,700	\$31,500
Imp Res (1)	\$50,300	\$47,400	\$37,300	\$35,700	\$31,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$60,800	\$57,900	\$47,800	\$46,200	\$40,800
Total Res (1)	\$60,800	\$57,900	\$47,800	\$46,200	\$40,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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	0.2200	2.12	\$22,500	\$47,700	\$10,494	0%	1.0000	100.00	0.00	0.00	\$10,490

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

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Review Group 2023

Data Source Estimated

Collector 07/19/2022 JS

Appraiser 07/19/2022 JS

CITY OF NORTH MANCHE 1/2

Notes

8/17/2022 RP: Reassessment Packet 2023

Land Computations

Calculated Acreage	0.22
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	0.22
91/92 Acres	0.00
Total Acres Farmland	-0.22
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	\$10,500
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$10,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$10,500

\$50,300