

85-06-16-300-008.000-012

General Information

Parcel Number
85-06-16-300-008.000-012

Local Parcel Number
0090239200

Tax ID:

Routing Number
50

Property Class 512
1 Family Dwell - Unplatted (10 to 19

Year: 2026

Location Information

County
Wabash

Township
PLEASANT TOWNSHIP

District 012 (Local 012)
PLEASANT TOWNSHIP

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8512510-012
PLEASANT

Section/Plat
16

Location Address (1)
3380 W 900 N
ROANN, IN 46974

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Monday, April 13, 2026

Review Group 2024

HOUSE ADAM & EMILY

Ownership

HOUSE ADAM & EMILY
3380 W 900 N
ROANN, IN 46974

Legal

PT SW1/4 16-29-6 11.63AC



3380 W 900 N

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/24/2020	HOUSE ADAM & EMIL		WD	/	\$245,000	I
05/24/1996	HATFIELD HENRY D	0	WD	/		I
01/01/1900	PRATER ROGER D &		WD	/		I

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	AA	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	\$71,200	\$71,200	\$71,200	\$71,200	\$71,200
Land Res (1)	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Land Non Res (2)	\$53,200	\$53,200	\$53,200	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$53,200	\$53,200
Improvement	\$260,400	\$232,900	\$197,200	\$193,200	\$175,600
Imp Res (1)	\$260,400	\$232,900	\$197,200	\$181,900	\$164,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$11,300	\$11,300
Total	\$331,600	\$304,100	\$268,400	\$264,400	\$246,800
Total Res (1)	\$278,400	\$250,900	\$215,200	\$199,900	\$182,300
Total Non Res (2)	\$53,200	\$53,200	\$53,200	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$64,500	\$64,500

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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	\$18,000	\$18,000	\$18,000	0%	1.0000	100.00	0.00	0.00	\$18,000
91	A		0	10.6300	1.00	\$5,000	\$5,000	\$53,150	0%	1.0000	0.00	100.00	0.00	\$53,150

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Data Source Estimated

Collector 06/29/2023 JS

Appraiser 06/29/2023 JS

PLEASANT /85 1/2

Notes

9/7/2023 RP: Reassessment Packet 2024

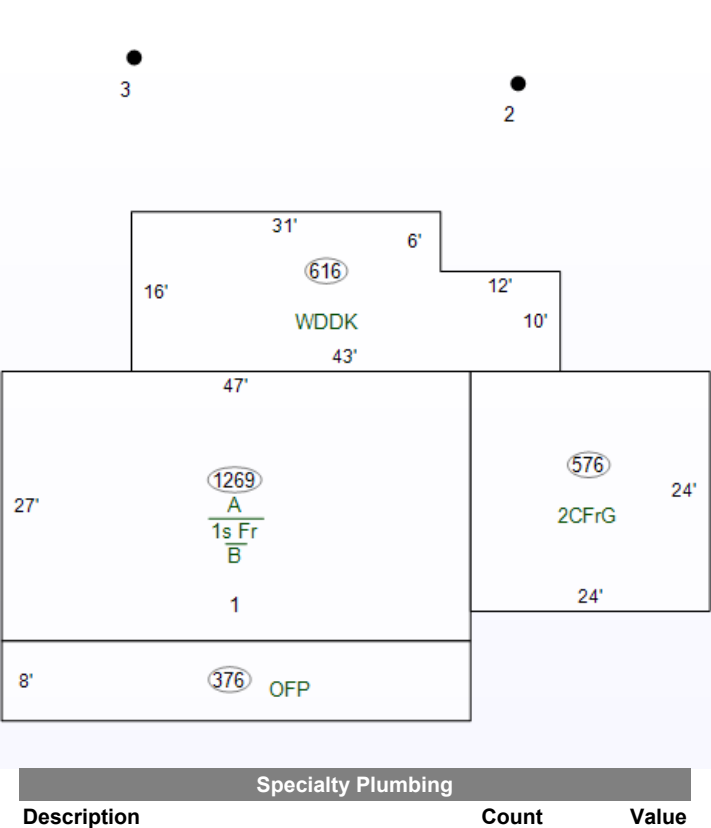
9/9/2020 LAND: NOT FARMED. CHANGED TO RESIDENTIAL PCC

2021 PAY 2022 REMOVED INFLUENCE FACTOR FROM EXCESS RES

Land Computations

Calculated Acreage	11.63
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	11.63
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	10.63
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	\$18,000
91/92 Value	\$53,200
Supp. Page Land Value	
CAP 1 Value	\$18,000
CAP 2 Value	\$53,200
CAP 3 Value	\$0
Total Value	\$71,200

General Information			Plumbing		
Occupancy	Single-Family		#	TF	
Description	Single-Family R 02		Full Bath	3	9
Story Height	1		Half Bath	0	0
Style	N/A		Kitchen Sinks	1	1
Finished Area	2538 sqft		Water Heaters	1	1
Make			Add Fixtures	0	0
Floor Finish			Total	5	11
☐ Earth	☒ Tile		Accommodations		
☒ Slab	☒ Carpet		Bedrooms	4	
☒ Sub & Joist	☒ Unfinished		Living Rooms	0	
☐ Wood	☐ Other		Dining Rooms	1	
☐ Parquet			Family Rooms	0	
Wall Finish			Total Rooms	7	
☒ Plaster/Drywall	☒ Unfinished		Heat Type		
☐ Paneling	☐ Other		Central Warm Air		
☐ Fiberboard					
Roofing					
☐ Built-Up	☒ Metal	☐ Asphalt	☐ Slate	☐ Tile	
☐ Wood Shingle	☐ Other				
Exterior Features					
Description			Area	Value	
Porch, Open Frame			376	\$15,800	
Wood Deck			616	\$10,900	



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1269	1269	\$151,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1269	1269	\$42,500	
Bsmt		1269	0	\$64,600	
Crawl					
Slab					
		Total Base			\$258,700
Adjustments		1 Row Type Adj. x 1.00			\$258,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				PS:1 PO:1	\$6,400
No Heating (-)					\$0
A/C (+)				1:1269 A:1269	\$5,700
No Elec (-)					\$0
Plumbing (+ / -)			11 – 5 = 6 x \$1,400		\$8,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$279,200
Sub-Total, 1 Units					
Exterior Features (+)				\$26,700	\$305,900
Garages (+) 576 sqft				\$26,800	\$332,700
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.91
Replacement Cost					\$287,619

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 02	1	Wood Fr	C-1	1996	1996	30	A		0.91		3,807 sqft	\$287,619	24%	\$218,590	0%	100%	1.100	1.000	100.00	0.00	0.00	\$240,400
2: Barn, Pole (T3) R 02	1	T3AW	C	2005	2005	21	A	\$33.65	0.91		30' x 45' x 10'	\$32,511	40%	\$19,510	0%	100%	1.000	1.000	100.00	0.00	0.00	\$19,500
3: Pool, Above Ground (Oval)	1		D	2001	2001	25	A		0.91	\$12.23	16'x32'	\$6,261	85%	\$940	50%	100%	1.000	1.000	100.00	0.00	0.00	\$500