

General Information
Parcel Number
85-14-30-400-014.000-007
Local Parcel Number
0060017900

Ownership
PRUITT ROBERT & KIMBERLY
6601 S INDIAN RIVER DR
FORT PIERCE, FL 34982

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/17/2008 PRUITT ROBERT & KI and 01/01/1900 PITTS HENRY JR.

Notes
4/24/1998 MEM:
MRS PITTS WAS IN 04/24/98 TO REPORT FIRE
DEPT
BURNED DOWN OLD BARN T2 AND ALSO TORE
DOWN
CRIBFS FOR PAY 99

Tax ID:

Legal
PT N1/2 SE1/4 30-27-6 75AC DITCH 511

Routing Number
73

Property Class 101
Cash Grain/General Farm



Agricultural

Year: 2019

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

Location Information

County
Wabash
Township
NOBLE TOWNSHIP
District 007 (Local 007)
NOBLE TOWNSHIP
School Corp 8050
M.S.D. WABASH COUNTY
Neighborhood 8507510-007
NOBLE TWP 7-2
Section/Plat
30
Location Address (1)
4677 S 550 W LOT 12
WABASH, IN 46992

Table with columns: 2019, 2018, 2017, 2016, 2015. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (75.00), Actual Frontage (0), Developer Discount, Parcel Acreage (75.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.42), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (73.58), Farmland Value (\$67,250), Measured Acreage (73.58), Avg Farmland Value/Acre (914), Value of Farmland (\$67,250), Classified Total (\$0), Farm / Classified Value (\$67,300), Homesite(s) Value (\$18,500), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,500), CAP 2 Value (\$67,300), CAP 3 Value (\$0), Total Value (\$85,800).

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling
Public Utilities
Electricity
Streets or Roads
Unpaved
Neighborhood Life Cycle Stage
Static

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include various land parcels with their respective characteristics.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', 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
5	A	MBC2	0	0.3000	0.89	\$1,560	\$1,388	\$416	-60%	0%	1.0000	\$170
5	A	MFD2	0	0.3900	0.68	\$1,560	\$1,061	\$414	-60%	0%	1.0000	\$170
5	A	MHC2	0	1.4600	0.81	\$1,560	\$1,264	\$1,845	-60%	0%	1.0000	\$740
6	A	GE	0	5.5800	1.02	\$1,560	\$1,591	\$8,878	-80%	0%	1.0000	\$1,780
6	A	HEG	0	12.5000	0.50	\$1,560	\$780	\$9,750	-80%	0%	1.0000	\$1,950
6	A	MBB	0	1.1900	1.02	\$1,560	\$1,591	\$1,893	-80%	0%	1.0000	\$380
6	A	MBC2	0	1.9400	0.89	\$1,560	\$1,388	\$2,693	-80%	0%	1.0000	\$540
6	A	MFD2	0	3.6800	0.68	\$1,560	\$1,061	\$3,904	-80%	0%	1.0000	\$780
6	A	MFE2	0	0.1600	0.55	\$1,560	\$858	\$137	-80%	0%	1.0000	\$30
6	A	MHB2	0	1.9200	0.89	\$1,560	\$1,388	\$2,665	-80%	0%	1.0000	\$530
6	A	MHC2	0	2.9200	0.81	\$1,560	\$1,264	\$3,691	-80%	0%	1.0000	\$740
6	A	MKC3	0	0.0400	0.77	\$1,560	\$1,201	\$48	-80%	0%	1.0000	\$10
6	A	RHB2	0	0.0700	0.98	\$1,560	\$1,529	\$107	-80%	0%	1.0000	\$20
6	A	SH	0	2.3400	1.11	\$1,560	\$1,732	\$4,053	-80%	0%	1.0000	\$810
6	A	SO	0	0.0300	1.11	\$1,560	\$1,732	\$52	-80%	0%	1.0000	\$10
82	A	HEG	0	0.4200	0.50	\$1,560	\$780	\$328	-100%	0%	1.0000	\$00

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 1688 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joint  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
Porch, Open Frame	105	\$4,400
Porch, Open Frame	64	\$3,700

**Plumbing**

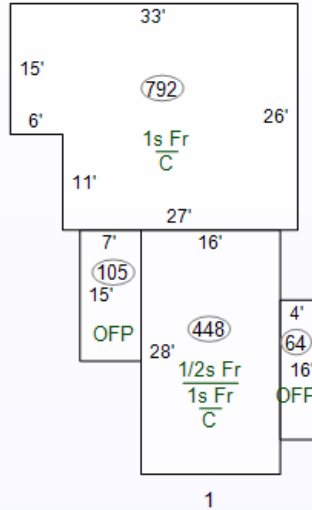
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1240	1240	\$84,200	
2					
3					
4					
1/4					
1/2	1Fr	448	448	\$17,800	
3/4					
Attic					
Bsmt					
Crawl		1240	0	\$6,100	
Slab					

**Total Base** \$108,100  
**Adjustments 1 Row Type Adj. x 1.00** \$108,100

Unfin Int (-)	\$0
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 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$108,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,100	\$116,200
Garages (+) 0 sqft	\$0	\$116,200
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.88	

**Replacement Cost** \$86,918

**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 1/2	Wood Frame	D+1	1930	1949	70 A		0.88		1,688 sqft	\$86,918	47%	\$46,070	0%	100%	1.160	1.0000	\$53,400
2: Barn, Bank & Flat (T2)	0%	1	SV	C	1930	1930	89 F		0.88		30' x 56' x 16'		70%		0%	100%	1.000	1.0000	\$1,500
3: Barn, Pole (T3) R 01	0%	1	T3AW	C	1975	1975	44 F	\$15.03	0.88	\$14.18	40' x 40' x 10'	\$19,959	65%	\$6,990	25%	100%	1.000	1.0000	\$5,200
4: Corn Crib, Frame R 01	0%	1	SV	C	1930	1930	89 F		0.88		12' x30'		70%		0%	100%	1.000	1.0000	\$300

