

85-09-01-101-110.000-011

ZINSMEISTER GEORGE W & MA

315 CHIPPEWA St

510, 1 Family Dwell - Platted Lot

ROANN RESIDENTIAL

1/2

General Information

Parcel Number 85-09-01-101-110.000-011
Local Parcel Number 0080030000

Tax ID:

Routing Number 3A.12

Property Class 510
1 Family Dwell - Platted Lot

Year: 2018

Location Information

County Wabash
Township PAW PAW TOWNSHIP
District 011 (Local 011) ROANN TOWN
School Corp 8050 M.S.D. WABASH COUNTY
Neighborhood 8511510-011 ROANN RESIDENTIAL
Section/Plat 01
Location Address (1) 315 CHIPPEWA St ROANN, IN 46974

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Water, Sewer, Electricity ERA
Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, October 23, 2018
Review Group 2016

Ownership

ZINSMEISTER GEORGE W & MARILY DEBRA A TILLMAN T/C
315 S CHIPPEWA ST PO BOX 23 ROANN, IN 46974

Legal

2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for 10/20/2009 and 01/01/1900.

Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for 2018 and 2017.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Notes

1/1/1900 MEM: 15% OBSO BECAUSE SHARING THE PARKING LOT WITH THE FUNERAL HOME AND IT'S THE BIGGEST HOUSE IN THE NEIGHBORHOOD.
1/1/1900 RE: 2012 PAY 2013 GAVE 15% INFL FACTOR ON LAND
2014 PAY 2015 CHANGED INFL FACTOR TO 20% ON LAND & OBSO ON HSE TO 17%
1/1/1900 RP: Reassessment Packet 2016

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style N/A
Finished Area 2004 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	100	\$4,400
Wood Deck	216	\$3,600

Plumbing

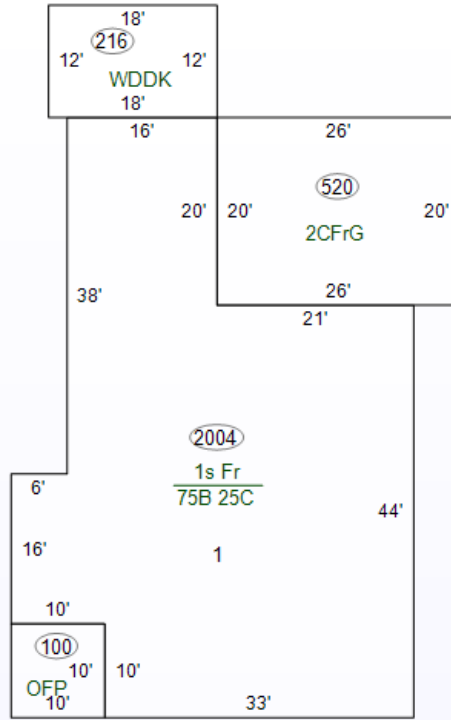
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2004	2004	\$114,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1503	0	\$31,000	
Crawl	501	0	\$4,100	
Slab				

Adjustments	1 Row Type Adj. x 1.00	\$149,600
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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 (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$149,600
Sub-Total, 1 Units		
Exterior Features (+)	\$8,000	\$157,600
Garages (+) 520 sqft	\$13,600	\$171,200
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.88	
Replacement Cost		\$143,123

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	Wood Frame	C-1	1940	1965	53 A		0.88		3,507 sqft	\$143,123	40%	\$85,870	17%	100%	0.960	1.0000	\$68,400