

General Information

Parcel Number 85-07-05-202-046.000-002

Local Parcel Number 0110004300

Tax ID:

Routing Number 6F.60

Property Class 510 1 Family Dwell - Platted Lot

Year: 2019

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) 201 S SYCAMORE St NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, September 07, 2019 Review Group 2019

Ownership

CURTIS SUSAN B 201 S SYCAMORE ST NORTH MANCHESTER, IN 46962

Legal

OP N1/2 LOT 171 EXC S 2'

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/17/2018 to 09/04/1997.

Notes

11/8/2018 RP: Reassessment Packet 2019



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 show data for years 2019, 2018, 2017, 2016, 2015.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for F, F, 76, 76x78, 0.71, \$150, \$107, \$8,132, 0%, 100%, 1.0000, \$8,130.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.14), Actual Frontage (76), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$8,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$8,100).

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1172 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, Enclosed Frame	98	\$6,600
Porch, Open Frame	75	\$3,700

**Plumbing**

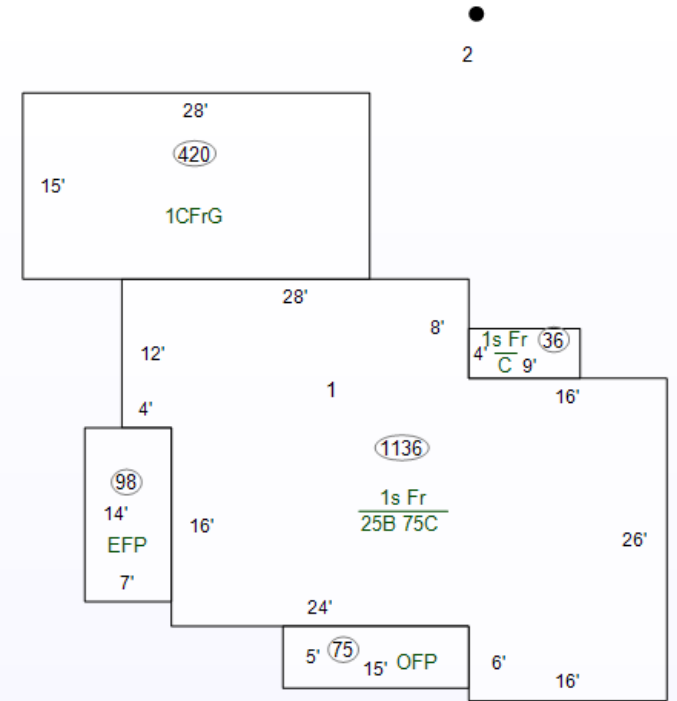
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<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



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1172	1172	\$81,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	284	0	\$13,900	
Crawl	888	0	\$5,200	
Slab				

**Total Base** \$100,200  
**Adjustments** 1 Row Type Adj. x 1.00 \$100,200

- Unfin Int (-) \$0
- Ex Liv Units (+) \$0
- Rec Room (+) \$0
- Loft (+) \$0
- Fireplace (+) \$0
- No Heating (-) \$0
- A/C (+) 1:1172 \$3,000
- No Elec (-) \$0
- Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0
- Spec Plumb (+) \$0
- Elevator (+) \$0

**Sub-Total, One Unit** \$103,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$10,300	\$113,500
Garages (+) 420 sqft	\$12,000	\$125,500
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.88
<b>Replacement Cost</b>		<b>\$93,874</b>

**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	D+1	1920	1949	70 F		0.88		1,456 sqft	\$93,874	60%	\$37,550	0%	100%	1.000	1.0000	\$37,600
2: Utility Shed	0%	1		D	1980	1980	39 P	\$22.93	0.88	\$22.93	8'x8'	\$1,033	80%	\$210	50%	100%	1.000	1.0000	\$100