

General Information

Parcel Number
85-03-32-302-062.000-002
Local Parcel Number
0110124200

Ownership

TYNER MARY LOU
511 N ELM ST
NORTH MANCHESTER, IN 46962

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/16/1993	TYNER MARY LOU	0	WD	/	\$0	I
01/01/1900	EAR HANG & SAY LY		WD	/	\$0	I

Notes

9/20/2018 RP: Reassessment Packet 2019

Tax ID:

Legal

OAK PARK 62

Routing Number
3J.68

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2019

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

2019	Assessment Year	2019	2018	2017	2016	2016
WIP	Reason For Change	GenReval	AA	AA	Trending	Trending
02/27/2019	As Of Date	01/01/2019	01/01/2018	01/01/2017	01/01/2016	01/01/2016
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$12,800	Land	\$12,800	\$12,800	\$12,800	\$12,800	\$12,800
\$12,800	Land Res (1)	\$12,800	\$12,800	\$12,800	\$12,800	\$12,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$50,300	Improvement	\$50,300	\$49,200	\$46,700	\$46,700	\$46,700
\$50,300	Imp Res (1)	\$50,300	\$49,200	\$46,700	\$46,700	\$46,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$63,100	Total	\$63,100	\$62,000	\$59,500	\$59,500	\$59,500
\$63,100	Total Res (1)	\$63,100	\$62,000	\$59,500	\$59,500	\$59,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Location Information

County
Wabash

Township
CHESTER TOWNSHIP

District 002 (Local 002)
NORTH MANCHESTER TOWN

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8502512-002
CITY OF NORTH MANCHESTER 2

Section/Plat
32

Location Address (1)
511 N ELM ST
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Saturday, September 07, 2019
Review Group 2019

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 75' X 132', CI 75' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		53	53x157	1.07	\$225	\$241	\$12,773	0%	100%	1.0000	\$12,770

Land Computations

Calculated Acreage	0.19
Actual Frontage	53
Developer Discount	<input type="checkbox"/>
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	\$12,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,800

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style N/A
Finished Area 864 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
Wood Deck	234	\$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

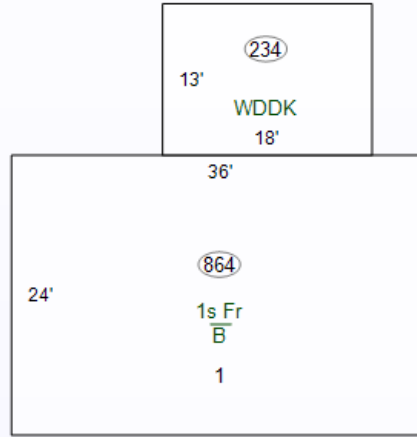
Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air

2



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	864	864	\$66,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		864	0	\$22,400	
Crawl					
Slab					

Total Base		\$89,100
Adjustments	1 Row Type Adj. x 1.00	\$89,100
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:864	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$92,300
Sub-Total, 1 Units		
Exterior Features (+)	\$3,600	\$95,900
Garages (+) 0 sqft	\$0	\$95,900
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.88
Replacement Cost		\$75,953

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+2	1955	1964	55 A		0.88		1,728 sqft	\$75,953	45%	\$41,770	0%	100%	1.100	1.0000	\$45,900
2: Detached Garage R 01	100%	1	Wood Frame	D	1972	1972	47 F	\$32.73	0.88	\$32.73	16'x24'	\$8,848	50%	\$4,420	0%	100%	1.000	1.0000	\$4,400