

General Information

Parcel Number 85-09-02-200-024.000-010
Local Parcel Number 0070073700

Tax ID:

Routing Number 7.4

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2017

Location Information

County Wabash
Township PAW PAW TOWNSHIP
District 010 (Local 010)
School Corp 8050
Neighborhood 8510541-010
Section/Plat 02
Location Address (1)
7365 W STATE ROAD 16
ROANN, IN 46974

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, July 06, 2017
Review Group 2015

Ownership

JACOBSEN BENHART T & SYLVIA J
7365 W STATE RD 16
ROANN, IN 46974

Legal

PINE RIDGE ESTATES LOT 1 1.01AC



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include 05/07/1998 and 01/01/1900.

Notes

1/1/1900 MEM:: WAS MH, NOW 1 STFR/C
1/1/1900 RP: Reassessment Packet 2016

Residential

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 values for 2017, 2016, and 2015.

Land Data (Standard Depth: Res 132', CI 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. Rows include 9 A and 82 A BAA.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.01), Actual Frontage (0), Developer Discount, Parcel Acreage (1.01), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.01), 83 UT Towers NV (0.00), 9 Homesite (1.00), 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 (\$11,500), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$11,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,500).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style N/A
Finished Area 1680 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
Stoop, Masonry	24	\$0

Plumbing

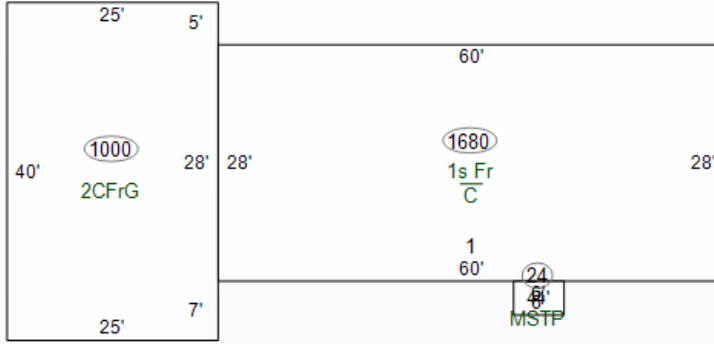
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accomodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1680	1680	\$99,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1680	0	\$7,200	
Slab				

Total Base \$106,200

Adjustments 1 Row Type Adj. x 1.00 \$106,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1680	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$112,200

Sub-Total, 1 Units

Exterior Features (+)	\$1,300	\$113,500
Garages (+) 1000 sqft	\$24,600	\$138,100
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.88	

Replacement Cost \$109,375

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	1998	1998	19 A		0.88			\$109,375	22%	\$85,310	15%	100%	0.75 1.0000	\$54,400