

General Information

Parcel Number 85-03-32-304-099.000-002
Local Parcel Number 0110047500

Tax ID:

Routing Number 3L.9

Property Class 510
1 Family Dwell - Platted Lot

Year: 2020

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)
205 FRONT ST
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Monday, August 10, 2020
Review Group 2019

Ownership

EGOLF PATRICIA H L/E THEN JAMI L
TRACI L EGOLF
2288 E SANDHILL LN
EAGLE MTN, UT 84005

Legal

OP LOT 56

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/22/2008 to 01/01/1900.

Notes

10/26/2018 RP: Reassessment Packet 2019



Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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

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 02
Story Height 1 1/2
Style N/A
Finished Area 1744 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
Patio, Concrete	60	\$300
Porch, Open Masonry	192	\$7,100

Plumbing

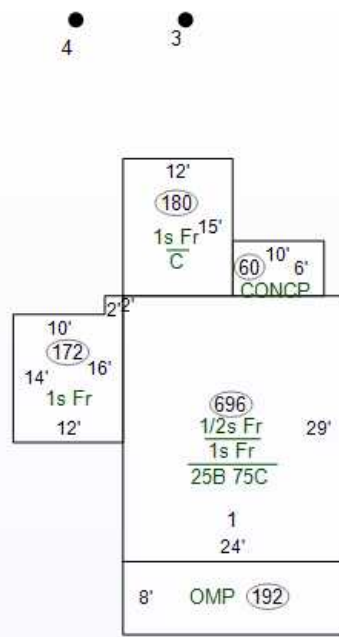
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1048	1048	\$75,900	
2					
3					
4					
1/4					
1/2	1Fr	696	696	\$23,700	
3/4					
Attic					
Bsmt		174	0	\$12,800	
Crawl		702	0	\$4,700	
Slab					

		Total Base	\$117,100
Adjustments	1 Row Type Adj. x 1.00		\$117,100
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)		1:1048 1/2:696	\$3,400
No Elec (-)			\$0
Plumbing (+ / -)		5 - 5 = 0 x \$0	\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0

Specialty Plumbing

Description	Count	Value
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		Sub-Total, One Unit	\$120,500
		Sub-Total, 1 Units	
Exterior Features (+)		\$7,400	\$127,900
Garages (+) 0 sqft		\$0	\$127,900
		Quality and Design Factor (Grade)	0.90
		Location Multiplier	0.88
		Replacement Cost	\$101,297

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 02	100%	1 1/2	Wood Frame	D+2	1900	1949	71 A		0.88		1,918 sqft	\$101,297	50%	\$50,650	20%	100%	1.200	1.0000	\$48,600
2: Detached Garage R 01	100%	1	Wood Frame	C	1930	1954	66 A	\$18.06	0.88	\$18.06	1,964 sqft	\$31,213	42%	\$18,100	0%	100%	1.000	1.0000	\$18,100
3: Patio (free standing) R	0%	1		C	1980	1980	40 A		0.88		1000 sqft	\$4,400	28%	\$3,170	25%	100%	1.000	1.0000	\$2,400
4: Pool, In Ground R 02	0%	1		C	1980	1980	40 A	\$70.38	0.88	\$77.59	20'x40'	\$59,622	85%	\$8,940	25%	100%	1.000	1.0000	\$6,700