

57-19-20-400-007.000-009

REDDIN HENRY E

4774 W 350 S

101, Cash Grain/General Farm

Noble Twp Base Area/0950 1/2

General Information

Parcel Number 57-19-20-400-007.000-009
Local Parcel Number 19-100503-03

Tax ID: 19-100503-03

Routing Number

Property Class 101 Cash Grain/General Farm

Year: 2020

Location Information

County Noble
Township NOBLE TOWNSHIP
District 009 (Local 019) NOBLE TOWNSHIP
School Corp 6055 CENTRAL NOBLE COMMUNITY
Neighborhood 0950100 Noble Twp Base Area
Section/Plat 020
Location Address (1) 4774 W 350 S ALBION, IN 46701

Ownership

REDDIN HENRY E
4774 W 350 S
ALBION, IN 46701

Legal

SW 1/4 NW 1/4 SEC 20 40A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/21/2011 and 09/16/1996.

Notes

8/15/2016 : 17-18 REASS CORR SZ OF SHED & ADDED OLDER SHED BACK ON NOT GONE S/V @ \$100
12/18/2013 : 14-15 NC 11-22-13 NO CHANGE NO RECK
5/31/2013 : 13-14 NC 5-23-13 REMOVED SHED, ADDED BSMT FINISH
1/23/2012 : 12-13----ADDED POLE & OFF PER REASS
3/16/2006 : DELINEATED SOILS

Agricultural

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, 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). Rows for years 2020, 2019, 2018, 2017, 2016.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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 9ag, 92, 4, 4, 4, 4, 4, 6, 6, 6, 71, 82.

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 Tuesday, April 14, 2020

Review Group 2016

Data Source Aerial

Collector 08/15/2016 AG

Appraiser

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (40.00), Actual Frontage (0), Developer Discount, Parcel Acreage (40.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.89), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.46), Total Acres Farmland (37.66), Farmland Value (\$36,910), Measured Acreage (37.66), Avg Farmland Value/Acre (980), Value of Farmland (\$36,900), Classified Total (\$0), Farm / Classified Value (\$36,900), Homesite(s) Value (\$22,000), 91/92 Value (\$2,700), Supp. Page Land Value, CAP 1 Value (\$22,000), CAP 2 Value (\$36,900), CAP 3 Value (\$2,700), Total Value (\$61,600).

**General Information**

**Occupancy** Single-Family  
**Description** SINGLE-FAMILY RES  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1366 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	24	\$200
Canopy, Roof Extension	24	\$600
Wood Deck	120	\$2,400
Wood Deck	300	\$4,400
Patio, Concrete	120	\$700

**Plumbing**

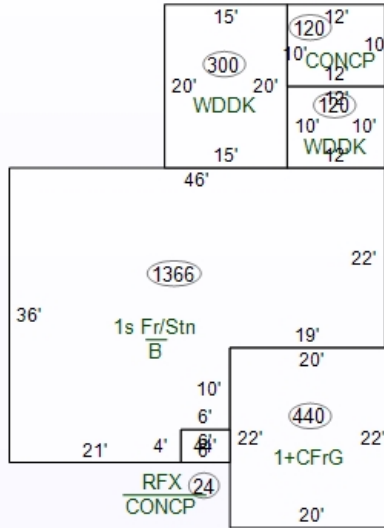
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
6		
5		
2		
4		
3		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 91A	1366	1366	\$90,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1366	0	\$29,400	
Crawl				
Slab				

**Total Base** \$119,600

**Adjustments** 1 Row Type Adj. x 1.00 \$119,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:1025	\$11,200
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1366	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$136,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,300	\$144,700
Garages (+) 440 sqft	\$12,800	\$157,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.95
<b>Replacement Cost</b>		\$157,106

**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 RESI	100%	1	1/6 Masonry	C+1	1996	1996	24 A		0.95		2,732 sqft	\$157,106	22%	\$122,540	0%	100%	1.2600	1.0000	\$154,400
2: BARN, POLE	0%	1	T3AW	C	1996	1996	24 A	\$14.74	0.95	\$14.33	36' x 48' x 12'	\$23,523	45%	\$12,940	0%	100%	1.0000	1.0000	\$12,900
3: Barn, Pole (T3) 2	0%	1	T3AW	C	2000	2000	20 A	\$18.11	0.95	\$17.46	24' x 32' x 12'	\$12,742	40%	\$7,650	0%	100%	1.0000	1.0000	\$7,700
4: Porch (free standing)	0%	1		C	2000	2000	20 A		0.95		5'x32'	\$5,415	20%	\$4,330	0%	100%	1.0000	1.0000	\$4,300
5: Utility Shed	0%	1	sv	E-1	1996	1996	24 VP		0.95		12'x20'		75%		0%	100%	1.0000	1.0000	\$100
6: Utility Shed2	0%	1		D	1998	1998	22 A	\$18.89	0.95	\$18.89	10'x15'	\$2,153	55%	\$970	0%	100%	1.0000	1.0000	\$1,000