

25-02-02-300-001.020-007

General Information

Parcel Number  
25-02-02-300-001.020-007

Local Parcel Number  
00810600100

Tax ID:

Routing Number  
02-02-000-007

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

Year: 2022

Location Information

County  
Fulton

Township  
RICHLAND TOWNSHIP

District 007 (Local 008)  
RICHLAND TOWNSHIP

School Corp 2645  
ROCHESTER COMMUNITY

Neighborhood 08000-007  
Richland Res Acreage Default

Section/Plat

Location Address (1)  
1944 W 700 N  
ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model  
08000-007

Characteristics

Topography Flood Hazard  
Rolling ☐

Public Utilities ERA  
Electricity ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Other

Printed Tuesday, April 26, 2022  
Review Group 1

Calhoun Robert M

Ownership

Calhoun Robert M  
4009 West Heath Drive  
Muncie, IN 47304

Legal

W 1/2 SW 2-31-2 3.50A  
642-00013-00,756-06001-00



1944 W 700 N

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/08/2021	Calhoun Robert M	202100073	WR	/	\$0	I
08/08/2018	Loudermilk Sondra K	201801716	WR	/	\$0	I
08/29/1990	LOUDERMILK WAND		WD	/	\$0	I
11/12/1986	JOHN FAGAN		WD	/	\$0	I

511, 1 Family Dwell - Unplatted (0 to 9.9

Richland Res Acreage Defa 1/2

Notes

12/21/2018 : PER REASSESSMENT BY AD VALOREM, CHANGED COND ON LEANTOS, AND BANK BARN, PUT 90% OBS ON BANK BARN AND ONE LEANTO SR

12/5/2014 : Cyc/Rev Dec of 2014 BB Bank Barn changed cond from F to P for 2015 pay 2016-aw

10/24/2012 : CYCLICAL REVIEW RAD 8/12/12 NO CHANGES VL

5/21/2010 : PER FIELD REVIEW 5-20-10 HOME IS 100% COMPLETE FOR 2010 PAY 2011. 5-21-10 JD

3/1/2009 : RECLASSED FROM 101 TO 511; UPDATED O/BLDG INFO; CORRECTED SKETCH OF DWELLING AND INFO ON REMODELING. RECHECK 2009 PAY 2010 FOR COMPLETION OF RENOVATIONS.

Res

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
02/16/2022	As Of Date	03/08/2022	03/12/2021	03/10/2020	04/04/2019	06/20/2018
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$22,200	Land	\$22,200	\$22,200	\$22,200	\$22,200	\$19,700
\$17,400	Land Res (1)	\$17,400	\$17,400	\$17,400	\$17,400	\$16,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$3,500
\$4,800	Land Non Res (3)	\$4,800	\$4,800	\$4,800	\$4,800	\$0
\$145,100	Improvement	\$145,100	\$138,200	\$132,300	\$115,600	\$117,600
\$140,400	Imp Res (1)	\$140,400	\$134,300	\$128,400	\$111,700	\$110,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$4,700	Imp Non Res (3)	\$4,700	\$3,900	\$3,900	\$3,900	\$7,500
\$167,300	Total	\$167,300	\$160,400	\$154,500	\$137,800	\$137,300
\$157,800	Total Res (1)	\$157,800	\$151,700	\$145,800	\$129,100	\$126,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$3,500
\$9,500	Total Non Res (3)	\$9,500	\$8,700	\$8,700	\$8,700	\$7,500

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$16,500	\$16,500	\$16,500	0%	100%	1.0500	\$17,330
91	A	RIB2	0	2.3000	1.00	\$2,000	\$2,000	\$4,600	0%	0%	1.0500	\$4,830
82	A		0	0.2000	1.00	\$1,500	\$1,500	\$300	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	3.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.20
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	2.30
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	\$17,300
91/92 Value	\$4,800
Supp. Page Land Value	
CAP 1 Value	\$17,400
CAP 2 Value	\$0
CAP 3 Value	\$4,800
Total Value	\$22,200

Data Source External Only

Collector 05/20/2010 JD

Appraiser 12/03/2014 TYLER

2/2

29'

12'

26'

26' OFF 26' OFF

4'

12'

57'

16'

14'

5'

8'

14'

5'

8'

16'

5'

8'

9'

1'

20'

6'

6'

16'

22'

1937

2s Fr

50B 50C

1

312

OFF

224

BALC

16'

96

166

1s Fr

6'

Description	Count	Value
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	Total Base	\$221,700
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$221,700</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 – 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

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	100%	2	Wood Frame	C	1900	1900	122	F		0.88		4,938 sqft	\$216,040	50%	\$108,020	0%	100%	1.000	1.2800	\$138,300
2: Bank Barn	0%	1		D	1900	1900	122	VP	\$37.75	0.88	\$0.00	44' x 30' x 12'	\$29,999	85%	\$4,500	90%	100%	1.000	1.0000	\$500
3: Garage-Fr	100%	1	Wood Frame	D-1	1900	1900	122	P	\$42.59	0.88	\$26.24	16'x20'	\$8,395	75%	\$2,100	0%	100%	1.000	1.0000	\$2,100
4: Lean To	0%	1	Earth Floor	D-1	1958	1958	64	VP	\$4.69	0.88	\$0.00	44'x12' x 8'	\$1,525	85%	\$230	90%	100%	1.000	1.0000	\$100
5: Util Shed	0%	1		D	1900	1900	122	P	\$21.43	0.88	\$15.09	10'x16'	\$2,414	80%	\$480	0%	100%	1.000	1.0000	\$500
6: Util Shed	0%	1		D-1	1900	1900	122	P	\$21.97	0.88	\$13.53	12'x10'	\$1,624	80%	\$320	0%	100%	1.000	1.0000	\$300
7: Util Shed	0%	1		D	1958	1958	64	P	\$17.18	0.88	\$12.09	45'x30'	\$16,328	80%	\$3,270	0%	100%	1.000	1.0000	\$3,300

\$145,100