**Notes** 

BANK BARN, PUT 90% OBS ON BANK BARN AND

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

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;

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

12/21/2018: PER REASSESSMENT BY AD VALOREM, CHANGED COND ON LEANTOS, AND

ONE LEANTO

CHANGES VL

## **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

Charac	teristics
Topography	Flood Hazard
Dallina	

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

4009 West Heath Drive

Calhoun Robert M

Muncie, IN 47304

			-		•	
	Т	ransfer of Own	ership			
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/08/2021	Calhoun Robert M	202100073	WR	1	\$0	- 1
08/08/2018	Loudermilk Sondra K	201801716	WR	1	\$0	- 1
08/29/1990	LOUDERMILK WAND		WD	1	\$0	- 1
11/12/1986	JOHN FAGAN		WD	1	\$0	- 1

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

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	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000						
	Notice Required											
\$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 (Stan	dard Donth: Boo	100' CL 100' Bo	as Lati Bas 0' V 0	' CL0' V 0'\							

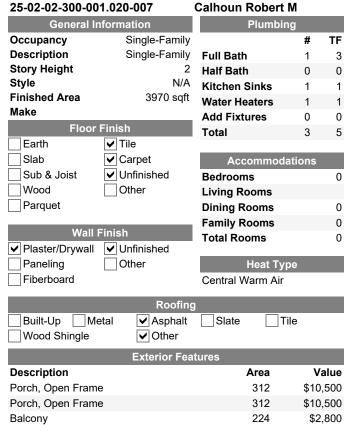
			Land Data (	Stariuaru	, Ci 100 Base Lot. Res 0 X 0, Ci 0 X 0 )							
	Pricing Method		Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	Α		0	1.0000	1.00	\$16,500	\$16,500	\$16,500	0%	100%		\$17,330
91	Α	RIB2	0	2.3000	1.00	\$2,000	\$2,000	\$4,600	0%	0%	1.0500	\$4,830
82	Α		0	0.2000	1.00	\$1,500	\$1,500	\$300	-100%	0%	1.0000	\$00

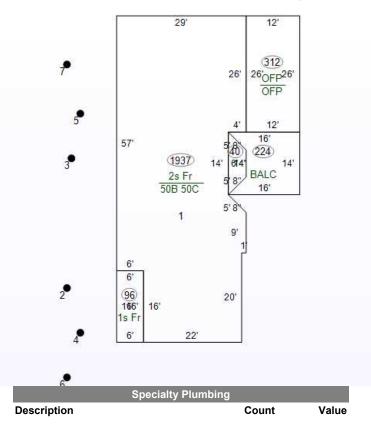
	JAN 2003 : RECEASOED FROM 101 TO 311,
	UPDATED O/BLDG INFO; CORRECTED SKETCH OF DWELLING AND INFO ON REMODELING.
2018	RECHECK 2009 PAY 2010 FOR COMPLETION OF RENOVATIONS.
AA	RENOVATIONS.
06/20/2018	
iana Cost Mod	
1.0000	
\$19,700	
\$16,200	
\$3,500	
\$0	
\$117,600	
\$110,100	
\$0	
\$7,500	
\$137,300	
\$126,300	Land Computations

**TYLER** 

Land Computa	tions
Calculated Acreage	3.50
Actual Frontage	0
Developer Discount	
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 / Classifed 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

JD **Data Source** External Only **Collector** 05/20/2010 Appraiser 12/03/2014





Matted (0 to 3.5 Michiana Nes Acreage Dela											
		Cost La									
Floor Cons		Finish	Value	Totals							
1 1Fr	2033	2033	\$126,800								
2 1Fr	1937	1937	\$63,100								
3											
4											
1/4											
1/2											
3/4											
Attic											
Bsmt	968	0	\$26,100								
Crawl	968	0	\$5,700								
Slab											
			<b>Total Base</b>	\$221,700							
Adjustment	ts 1 F	low Type	\$221,700								
Unfin Int (-)				\$0							
Ex Liv Units	(+)			\$0							
Rec Room (	+)			\$0							
Loft (+)				\$0							
Fireplace (+	)			\$0							
No Heating	(-)			\$0							
A/C (+)				\$0							
No Elec (-)				\$0							
Plumbing (+	· / <b>-</b> )	5	$-5 = 0 \times $0$	\$0							
Spec Plumb	(+)			\$0							
Elevator (+)				\$0							
		Sub-Tot	al, One Unit	\$221,700							
		Sub-T	otal, 1 Units								
Exterior Fea	itures (+)		\$23,800	\$245,500							
Garages (+)	. ,		\$0	\$245,500							
		esign Fa	actor (Grade)	1.00							
		Ū	ion Multiplier	0.88							
			ement Cost	\$216,040							

511, 1 Family Dwell - Unplatted (0 to 9.9 Richland Res Acreage Defa

								Summary	of Impr	ovemen <sup>®</sup>	ts							
Description	Res Eligibl	Story Height		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	С	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

Total all pages \$145,100 Total this page \$145,100