

85-03-31-204-024.000-002

General Information

Parcel Number
85-03-31-204-024.000-002

Local Parcel Number
0110131000

Tax ID:

Routing Number
2H.19

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Wabash

Township
CHESTER TOWNSHIP

District 002 (Local 002)
NORTH MANCHESTER TOWN

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8502524-002
NORTHCREST

Section/Plat
31

Location Address (1)
1003 N CHARLIE ST
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 10, 2024

Review Group 2023

NORDMAN MERRITT H & MARJ

Ownership

NORDMAN MERRITT H & MARJORIE
1003 CHARLIE St
NORTH MANCHESTER, IN 46962

Legal

NORTHCREST LOTS 2 & 9 DITCH 562



1003 N CHARLIE ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	NORDMAN MERRITT		WD	/		I

NORTHCREST

/ 1/2

Notes

8/12/2022 RP: Reassessment Packet
2023

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	GenReval	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$28,500	\$28,500	\$24,900	\$24,900	\$24,900
Land Res (1)	\$28,500	\$28,500	\$24,900	\$24,900	\$24,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$115,100	\$112,000	\$100,400	\$87,600	\$71,800
Imp Res (1)	\$115,100	\$111,200	\$99,600	\$87,000	\$71,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$800	\$800	\$600	\$600
Total	\$143,600	\$140,500	\$125,300	\$112,500	\$96,700
Total Res (1)	\$143,600	\$139,700	\$124,500	\$111,900	\$96,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$800	\$800	\$600	\$600

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 90' X 145', CI 90' X 145')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		90	90x145	0.99	\$200	\$198	\$17,820	-20%	1.0000	100.00	0.00	0.00	\$14,260
F	F		90	90x145	0.99	\$200	\$198	\$17,820	-20%	1.0000	100.00	0.00	0.00	\$14,260

Land Computations

Calculated Acreage	0.60
Actual Frontage	180
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$28,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$28,500

Data Source Estimated

Collector 08/02/2022 JS

Appraiser 08/02/2022 JS

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

N/A

Finished Area

1520 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☐ Sub & Joist

☒ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

7

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☒ Metal

☐ Asphalt

☐ Slate

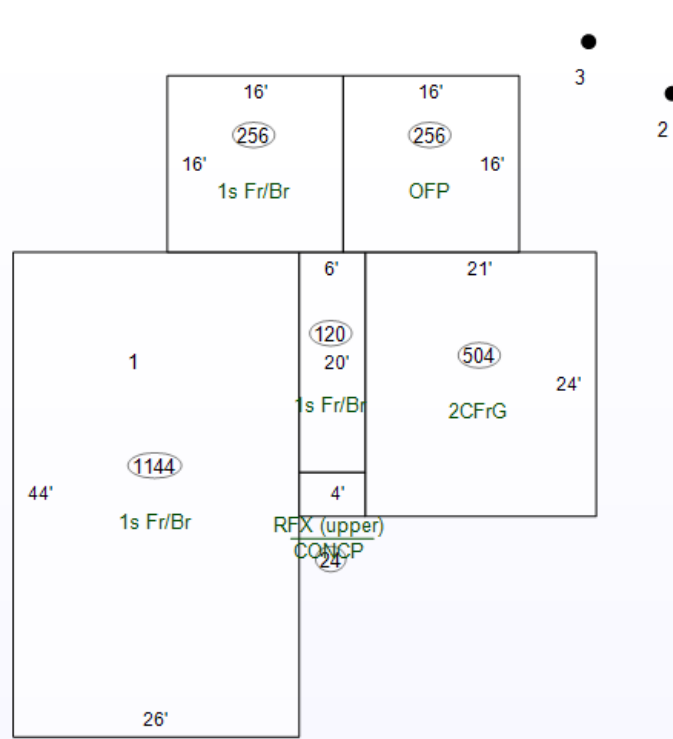
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	24	\$200
Canopy, Roof Extension	24	\$600
Porch, Open Frame	256	\$9,000



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1520	1520	\$106,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
				Total Base	\$106,400
Adjustments				1 Row Type Adj. x 1.00	\$106,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$108,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$9,800	\$117,800
Garages (+) 504 sqft				\$15,200	\$133,000
Quality and Design Factor (Grade)				1.00	
Location Multiplier				0.87	
				Replacement Cost	\$115,710

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	2/6 Maso	C	1975	1990	34	G		0.87		1,520 sqft	\$115,710	24%	\$87,940	0%	100%	1.300	1.000	100.00	0.00	0.00	\$114,300
2: Utility Shed R 01	1		D	1999	1999	25	A	\$21.43	0.87	\$14.92	10'x14'	\$2,088	55%	\$940	50%	100%	1.000	1.000	100.00	0.00	0.00	\$500
3: Utility Shed R 01	1		D	1989	1989	35	F	\$21.97	0.87	\$15.29	10'x12'	\$1,835	70%	\$550	50%	100%	1.000	1.000	100.00	0.00	0.00	\$300