

85-02-19-400-013.000-012

General Information

Parcel Number
85-02-19-400-013.000-012

Local Parcel Number
0090065300

Tax ID:

Routing Number
15.16

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

Year: 2023

Location Information

County
Wabash

Township
PLEASANT TOWNSHIP

District 012 (Local 012)
PLEASANT TOWNSHIP

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8512510-012
PLEASANT

Section/Plat
19

Location Address (1)
5196 W 1400 N
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Rolling ☐

Public Utilities ERA
☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 4, 2023

Review Group 2020

HUNTER CLARION & SHIRLEY A

Ownership

HUNTER CLARION & SHIRLEY A
5196 W 1400 N
NORTH MANCHESTER, IN 46962

Legal

S PT W3/4 SE1/4 19-30-6 4.42A DITCH 563 &
564



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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	GenReval	AA
02/24/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
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"/>
\$33,700	Land	\$33,700	\$33,700	\$27,500	\$27,500	\$27,400
\$18,000	Land Res (1)	\$18,000	\$18,000	\$15,000	\$15,000	\$15,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$15,700	Land Non Res (3)	\$15,700	\$15,700	\$12,500	\$12,500	\$12,400
\$85,500	Improvement	\$85,500	\$78,800	\$70,700	\$64,100	\$62,600
\$70,000	Imp Res (1)	\$70,000	\$63,300	\$57,700	\$51,100	\$49,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$15,500	Imp Non Res (3)	\$15,500	\$15,500	\$13,000	\$13,000	\$13,000
\$119,200	Total	\$119,200	\$112,500	\$98,200	\$91,600	\$90,000
\$88,000	Total Res (1)	\$88,000	\$81,300	\$72,700	\$66,100	\$64,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$31,200	Total Non Res (3)	\$31,200	\$31,200	\$25,500	\$25,500	\$25,400

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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	\$18,000	\$18,000	\$18,000	0%	100%	1.0000	\$18,000
91	A		0	3.1300	1.00	\$5,000	\$5,000	\$15,650	0%	0%	1.0000	\$15,650
82	A	RHB2	0	0.2900	0.98	\$1,900	\$1,862	\$540	-100%	0%	1.0000	\$00

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	HUNTER CLARION &		WD	/	\$0	I

Res

PLEASANT /85 1/2

Notes

8/7/2019 RP: Reassessment Packet
2020

3/21/2013 NOTE:
2012 pay 2013 RAISED EFF AGE, ADDED HALF
BATH. RE-
CK
2013 FOR ATTIC FINISH & EFF AGE. 2013 PAY
2014 NO
ANSWER AT DOOR. CHANGED EFF AGE
RECHECK IN
2014.
2014 ADDED 160 FIN SQ FT TO ATTIC.

Land Computations

Calculated Acreage	4.42
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	4.42
81 Legal Drain NV	0.00
82 Public Roads NV	0.29
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	3.13
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	\$18,000
91/92 Value	\$15,700
Supp. Page Land Value	
CAP 1 Value	\$18,000
CAP 2 Value	\$0
CAP 3 Value	\$15,700
Total Value	\$33,700

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

N/A

Finished Area

1186 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☐ Carpet

☒ Sub & Joist

☒ 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
Porch, Open Frame	320	\$10,900
Porch, Open Frame	342	\$11,700

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

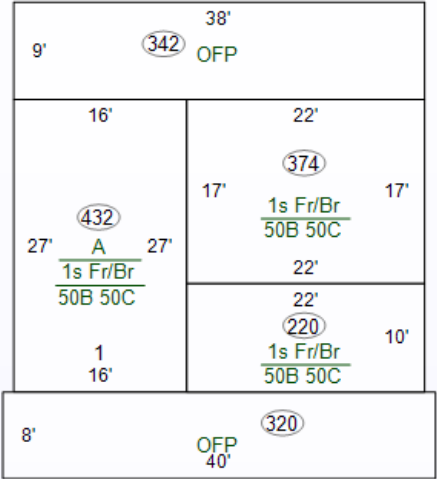
0

Total Rooms

8

Heat Type

Hot Water or Steam



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	92	1026	1026	\$84,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		432	160	\$6,900	
Bsmt		513	0	\$19,200	
Crawl		513	0	\$4,600	
Slab					
				Total Base	\$115,000
Adjustments	1 Row Type Adj. x 1.00				\$115,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)				220	\$8,600
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					\$125,200
Sub-Total, 1 Units					
Exterior Features (+)				\$22,600	\$147,800
Garages (+) 0 sqft				\$0	\$147,800
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.88
Replacement Cost					\$117,058

*Square Footage listed is not correct

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	2/6 Masonry	D+2	1920	1949	74	G		0.88		1,971 sqft	\$117,058	45%	\$64,380	25%	100%	1.450	1.0000	\$70,000
2: Barn, Pole (T3) R 01	0%	1	T3AW	C	1977	1977	46	A	\$17.03	0.88		36' x 54' x 12'	\$28,398	60%	\$11,360	0%	100%	1.000	1.0000	\$11,400
3: Corn Crib, Frame R 01	0%	1	Drive Thru	D	1961	1961	62	G	\$21.46	0.88		24' x32'	\$11,603	60%	\$4,640	50%	100%	1.000	1.0000	\$2,300
4: Lean-To R 01	0%	1	Concrete Floor	C	1961	1961	62	G	\$8.80	0.88		16'x32' x 8'	\$3,965	60%	\$1,590	0%	100%	1.000	1.0000	\$1,600
5: Utility Shed	0%	1		D	1900	1900	123	F	\$23.66	0.88	\$16.66	8'x12'	\$1,599	70%	\$480	50%	100%	1.000	1.0000	\$200