

52-16-29-305-010.000-011

General Information

Parcel Number
52-16-29-305-010.000-011

Local Parcel Number
0111440200

Tax ID:

Routing Number
16-29-011-034

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Miami

Township
JACKSON TOWNSHIP

District 011 (Local 011)
CONVERSE TOWN

School Corp 5625
OAK HILL UNITED

Neighborhood 9103-011
Converse II

Section/Plat
00

Location Address (1)
506 N MAPLE St
CONVERSE, IN 46919

Zoning

Subdivision

Lot

Market Model
9103-011

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Monday, April 15, 2024

Review Group 2022

Freeman, Bret A with Gary A Fre

Ownership

Freeman, Bret A with Gary A Freeman
Mildred L Freeman life estate
Bret A Freeman
PO Box 29
CONVERSE, IN 46919

Legal

011-14402-00 F M DAVIS AD 00-00-00 .00
LOT 10 DA 687 21 144 00200



506 N MAPLE St

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/16/2018	Freeman, Bret A with		Qu	18/1458		I
04/10/2018	Freeman, Gary A & Mil		Wa	18/1421	\$12,000	I
04/06/2018	Hutchings, Deborah J (		Af	18/1379		I
06/26/1987	Smith, Carmeleta		WD	/		I
01/01/1900	FREEMAN, WALTER		WD	/		I

510, 1 Family Dwell - Platted Lot

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	Reassessment	AA	AA
As Of Date	04/12/2024	04/11/2023	04/06/2022	04/05/2021	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	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400
Land Res (1)	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$32,900	\$33,300	\$33,300	\$30,500	\$30,600
Imp Res (1)	\$32,900	\$32,600	\$32,600	\$29,900	\$29,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$700	\$700	\$600	\$700
Total	\$38,300	\$38,700	\$38,700	\$35,900	\$36,000
Total Res (1)	\$38,300	\$38,000	\$38,000	\$35,300	\$35,300
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$700	\$700	\$600	\$700

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

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		66	66x132	1.00	\$82	\$82	\$5,412	0%	1.0000	100.00	0.00	0.00	\$5,410

Converse II/9103-011

Notes

Land Computations

Calculated Acreage	0.20
Actual Frontage	66
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	\$5,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$5,400

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1 1/2

Style

N/A

Finished Area

1225 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	276	\$10,000

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

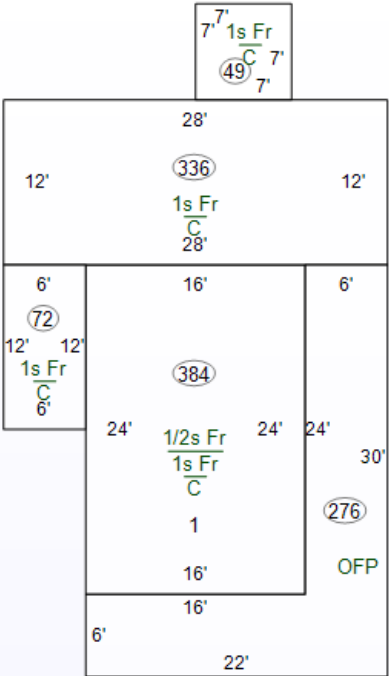
0

Total Rooms

3

Heat Type

Heat Pump



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	841	841	\$71,200	
2					
3					
4					
1/4					
1/2	1Fr	384	384	\$17,000	
3/4					
Attic					
Bsmt					
Crawl		841	0	\$5,400	
Slab					
				Total Base	\$93,600
Adjustments				1 Row Type Adj. x 1.00	\$93,600
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
				Sub-Total, One Unit	\$93,600
				Sub-Total, 1 Units	
Exterior Features (+)				\$10,000	\$103,600
Garages (+) 0 sqft				\$0	\$103,600
Quality and Design Factor (Grade)				0.85	
Location Multiplier				0.87	
				Replacement Cost	\$76,612

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1 1/2	Wood Fr	D+1	1900	1951	73	A		0.87		1,225 sqft	\$76,612	50%	\$38,310	0%	100%	1.000	0.840	100.00	0.00	0.00	\$32,200
2: Utility Shed	1		C	2008	2008	16	A	\$23.66	0.87	\$20.58	8'x12'	\$1,976	45%	\$1,090	40%	100%	1.000	1.000	100.00	0.00	0.00	\$700