

52-08-21-401-054.000-016

General Information

Parcel Number
52-08-21-401-054.000-016

Local Parcel Number
0213318300

Tax ID:

Routing Number
08-21-016-128

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2024

Location Information

County
Miami

Township
PERU TOWNSHIP

District 016 (Local 016)
PERU CITY-PERU TOWNSHIP

School Corp 5635
PERU COMMUNITY

Neighborhood 15120-016
Oakdale and Bloomfield

Section/Plat

Location Address (1)
23 E JEFFERSON AVE
PERU, IN 46970

Zoning

Subdivision

Lot

Market Model
91 - Peru Single Wide 21 - 99

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 2024

Betzner, Ryan Dee

Ownership

Betzner, Ryan Dee
16055 Marie's Rd 340
VIENNA, MO 65582

Legal

BLOOMFIELD AD LOTS 83 & 84 DA 645
41 331 08300



23 E JEFFERSON AVE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/09/2023	Betzner, Ryan Dee	QUIT		23/4186		I
10/12/2018	Rodgers, Linda	Wa		18/4228		I
09/21/2012	Mallow, Beverly D (Bet	Fo		/		I
09/03/2008	Mallow, Beverly D (Bet	AF		08/3615		I
12/10/2007	BERG, DAISY LOUIS	QC		07/5394		I
02/02/2005	BERG, D LOUISE & B	WD		/		I

540, Mobile or Manufactured Home - Pla

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	Cyclical
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	\$6,600	\$6,600	\$6,600	\$6,600	\$6,600
Land Res (1)	\$6,600	\$6,600	\$6,600	\$6,600	\$6,600
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$28,700	\$21,800	\$22,100	\$20,000	\$20,300
Imp Res (1)	\$28,700	\$21,400	\$21,700	\$19,600	\$19,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$400	\$400	\$400	\$400
Total	\$35,300	\$28,400	\$28,700	\$26,600	\$26,900
Total Res (1)	\$35,300	\$28,000	\$28,300	\$26,200	\$26,500
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$400	\$400	\$400	\$400

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 130', CI 50' X 130')

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		80	80x132	1.00	\$82	\$82	\$6,560	0%	1.0000	100.00	0.00	0.00	\$6,560

Oakdale and Bloomfield/15 1/2

Notes

Land Computations

Calculated Acreage	0.24
Actual Frontage	80
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	\$6,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$6,600

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 91 Single Wide 21-99
Finished Area 1220 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	160	\$6,400
Wood Deck	45	\$1,400

Plumbing

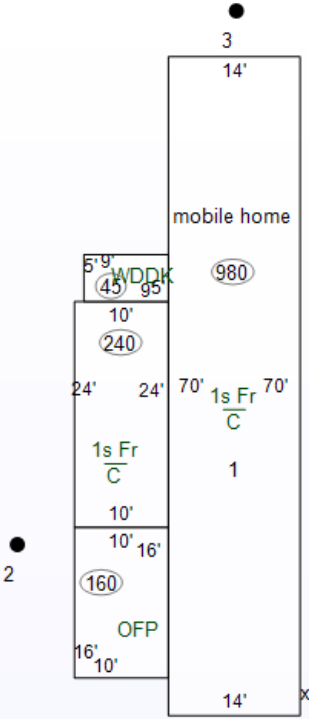
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1220	1220	\$90,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1220	0	\$6,500	
Slab					

	Total Base	\$97,400
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Adjustments	1 Row Type Adj. x 1.00	\$97,400
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1220	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$103,000
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Sub-Total, 1 Units	
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Exterior Features (+)	\$7,800	\$110,800
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Garages (+) 0 sqft	\$0	\$110,800
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Quality and Design Factor (Grade)	0.80
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Location Multiplier	0.87
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Replacement Cost	\$77,117
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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	Wood Fr	D	1990	1990	34 A		0.87		1,220 sqft	\$77,117	30%	\$53,980	0%	100%	1.000	0.350	100.00	0.00	0.00	\$18,900
2: Car Shed R 01	1		E	2008	2008	16 A	\$10.10	0.87	\$3.51	18'x20'	\$1,265	30%	\$890	60%	100%	1.000	1.000	100.00	0.00	0.00	\$400
3: Detached Garage R 01	1	Wood Fr	C	1997	1997	27 A	\$37.11	0.87	\$32.29	16'x24'	\$12,398	24%	\$9,420	0%	100%	1.000	1.000	100.00	0.00	0.00	\$9,400