

57-15-28-100-003.000-021

General Information
Parcel Number 57-15-28-100-003.000-021
Local Parcel Number 15-100145-00
Tax ID: 15-100145-00
Routing Number - - - - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information
County Noble
Township YORK TOWNSHIP
District 021 (Local 015) YORK TOWNSHIP
School Corp 6055 CENTRAL NOBLE COMMUNITY
Neighborhood 2150201 York Twp Lower Long Lk OFF Water
Section/Plat 028
Location Address (1) 3433 W 200 N ALBION, IN 46701

Zoning
Subdivision

Lot

Market Model
N/A

Characteristics
Topography Level
Public Utilities Water, Sewer, Electricity
Streets or Roads Paved

Neighborhood Life Cycle Stage
Static
Printed Saturday, April 27, 2024

Review Group 2023

TIPSORD DARRIN W & JENNIFE

Ownership
TIPSORD DARRIN W & JENNIFER L 3433 W 200 N ALBION, IN 46701
Legal
PHEASANT COVE LOT 3 & 3B



Valuation Records (Work In Progress values are not certified values and are subject to change)						
2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
04/08/2024	As Of Date	04/11/2024	04/07/2023	04/15/2022	04/14/2021	04/09/2020
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	☐	☐	☐	☐	☐
\$19,300	Land	\$19,300	\$18,600	\$17,300	\$15,400	\$13,000
\$17,600	Land Res (1)	\$17,600	\$17,000	\$15,800	\$14,100	\$11,900
\$1,700	Land Non Res (2)	\$1,700	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$1,600	\$1,500	\$1,300	\$1,100
\$296,800	Improvement	\$296,800	\$288,400	\$273,000	\$226,800	\$192,400
\$296,800	Imp Res (1)	\$296,800	\$286,700	\$271,300	\$225,300	\$190,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$1,700	\$1,700	\$1,500	\$1,700
\$316,100	Total	\$316,100	\$307,000	\$290,300	\$242,200	\$205,400
\$314,400	Total Res (1)	\$314,400	\$303,700	\$287,100	\$239,400	\$202,600
\$1,700	Total Non Res (2)	\$1,700	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$3,300	\$3,200	\$2,800	\$2,800

Land Data (Standard Depth: Res 175', CI 100' Base Lot: Res 160' X 175', CI 0' X 0')														
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		100	100x243	1.05	\$168	\$176	\$17,600	0%	1.0000	100.00	0.00	0.00	\$17,600
F	F		17	16x63	0.62	\$168	\$104	\$1,664	0%	1.0000	0.00	100.00	0.00	\$1,660

Lot

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N/A

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Review Group 2023

Data Source External Only

Collector 09/30/2022 JB

Appraiser 09/30/2022 JB

3433 W 200 N

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/11/2020	TIPSORD DARRIN W	200300225	WD	/	\$210,000	V
06/18/2008	CROW LARRY J & DO	080600363	SP W	/	\$140,000	I
02/15/2008	BANK OF NEW YORK		SHR	0802/00343	\$145,800	I
08/17/2005	RAY KIMBERLY A		QC	0508/00579		I
05/10/1999	OSBURN DENNIS KI		WD	/		I

Res

510, 1 Family Dwell - Platted Lot

York Twp Lower Long Lk O 1/2

Notes
9/30/2022 : Cyclical 3-A: No change. JB
9/29/2021 : cyclical 2-D: No change. JB
8/12/2021 : 22-23 COMB NBHD 2150210 TO 2150201
6/8/2016 : 17-18 REASS CORRECTED LOT SIZE, HOUSE & SHEDS
10/20/2015 : 15-16 C/E DONE. BOAT SLIP NOT ADJ TO HSE. MADE LAND CAP 3
9/4/2012 : 12-13 ADDED WDDK'S AND SHED PER REASS.
8/24/2009 : CORRECTED UPPER FROM ATTIC TO 1/2 STORY
9/6/2005 : ADDED EFP AND ATTACHED GARAGE PER IMP 3-1-2005 KSG
1/20/2003 : ADDED WOOD DECK & SHED PER KJ FOR PAY 2003
4/19/2001 : ADDED NEW HOUSE PER IMP 3-1-00 MBL RCK01 FOR EXT FEATURES AND GARAGE ADDED DECK AND SHED PER IMP 3-1-01 MBL

Land Computations	
Calculated Acreage	0.58
Actual Frontage	117
Developer Discount	☐
Parcel Acreage	0.58
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	0.58
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	\$17,600
CAP 2 Value	\$1,700
CAP 3 Value	\$0
Total Value	\$19,300

General Information

OccupancySingle-Family
DescriptionSINGLE-FAMILY RES
Story Height1 1/2
StyleN/A
Finished Area3304 sqft
Make

Floor Finish

☐Earth

☒Slab

☒Sub & Joist

☐Wood

☐Parquet

☒Tile

☒Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☒Other

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Wood Deck	70	\$1,800
Wood Deck	160	\$2,900
Porch, Enclosed Frame	192	\$10,500
Wood Deck	120	\$2,500
Stoop, Masonry	28	\$1,500

Plumbing

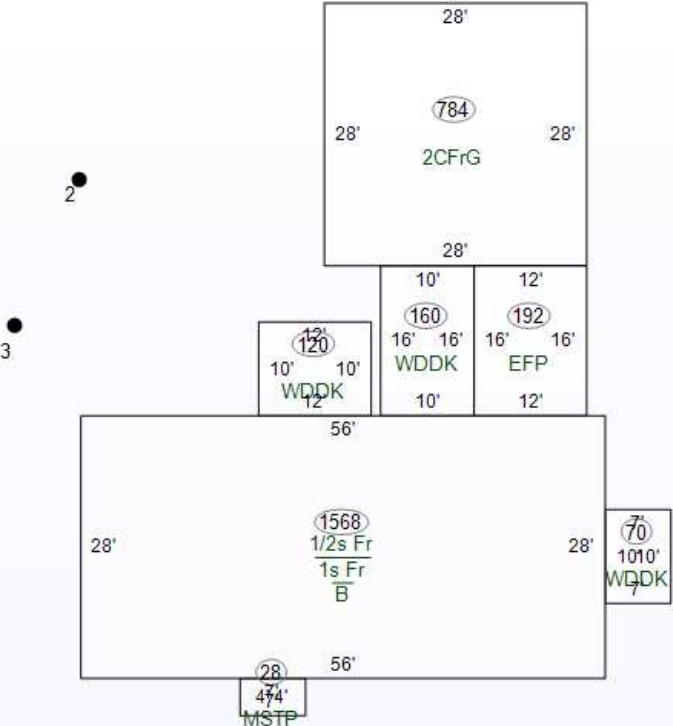
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	7	12

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1568	1568	\$105,100	
2					
3					
4					
1/4					
1/2	1Fr	1568	1568	\$40,800	
3/4					
Attic					
Bsmt		1568	168	\$43,800	
Crawl					
Slab					

Total Base \$189,700

Adjustments 1 Row Type Adj. x 1.00 \$189,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1568 1/2:1568	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$200,500

Sub-Total, 1 Units

Exterior Features (+)	\$19,200	\$219,700
Garages (+) 784 sqft	\$22,800	\$242,500
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.92	
Replacement Cost		\$223,100

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 RESIDE	1 1/2	Wood Fr	C	1999	1999	25 A		0.92		4,704 sqft	\$223,100	22%	\$174,020	0%	100%	1.700	1.000	100.00	0.00	0.00	\$295,800
2: Utility Shed	1	SV	D	2009	2009	15 A		0.92		8'x8'		45%		50%	100%	1.000	1.000	100.00	0.00	0.00	\$300
3: UTILITY SHED	1		D	2000	2000	24 A	\$20.44	0.92	\$15.04	10'x20'	\$3,009	55%	\$1,350	50%	100%	1.000	1.000	100.00	0.00	0.00	\$700