

52-10-26-201-431.000-017

General Information

Parcel Number
52-10-26-201-431.000-017

Local Parcel Number
0160091123

Tax ID:

Routing Number
10-26-217-132

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Miami

Township
PIPE CREEK TOWNSHIP

District 017 (Local 017)
PIPE CREEK TOWNSHIP

School Corp 5615
MACONAQUAH

Neighborhood 16147-017
Eagles Pointe Cardinal Est (O)

Section/Plat

Location Address (1)
41026 GUNTER CT.
PERU, IN 46970

Zoning

Subdivision

Lot

Market Model
16147-017

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

Mitchell, Raquel J

Ownership

Mitchell, Raquel J
41026 Gunter Ct
PERU, IN 46970

Legal

016-00911-23 THE ESTATES AT EAGLE'S POINTE
LOT 1123 41026 GUNTER CT
33 00911 23



41026 GUNTER CT.

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/12/2023	Mitchell, Raquel J	QUIT		23/2024		I
12/07/2017	Menning, Randall G	Wa		17/5296	\$28,000	I
06/11/2012	Gingerich, Cristina M a	Sp		12/2469	\$15,700	I
03/22/2012	Federal national Mortg	Sh		12/1176	\$50,681	I
01/02/2007	Archer, C Cheryl	CW		7/0049	\$54,900	I
12/29/2004	EAGLES EYE ASSOC	WD		/		I

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	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600
Land Res (1)	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$36,000	\$36,400	\$36,400	\$33,400	\$36,400
Imp Res (1)	\$36,000	\$36,100	\$36,100	\$33,200	\$36,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$300	\$300	\$200	\$200
Total	\$46,600	\$47,000	\$47,000	\$44,000	\$47,000
Total Res (1)	\$46,600	\$46,700	\$46,700	\$43,800	\$46,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$300	\$300	\$200	\$200

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 22' X 130', CI 22' 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		61	61x138	1.02	\$250	\$255	\$15,555	-32%	1.0000	100.00	0.00	0.00	\$10,580

Eagles Pointe Cardinal Est 1/2

Notes

Land Computations

Calculated Acreage	0.19
Actual Frontage	61
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	\$10,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$10,600

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General Information

Occupancy	Row Type
Description	Row Type R 01
Story Height	1
Style	N/A
Finished Area	1059 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
Patio, Concrete	48	\$300
Canopy, Roof Extension	48	\$800
Patio, Concrete	80	\$500
Patio, Concrete	112	\$600

Mitchell, Raquel J

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	2
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	5

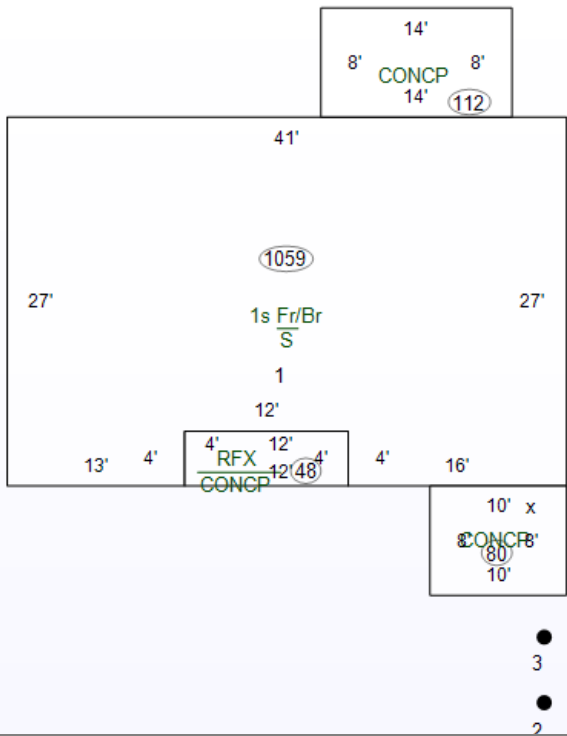
Heat Type

Central Warm Air

41026 GUNTER CT.

510, 1 Family Dwell - Platted Lot

Eagles Pointe Cardinal Est 2/2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1059	1059	\$84,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1059	0	\$0	

Total Base \$84,200

Adjustments 6 Row Type Adj. x 0.86 \$72,412

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1059	\$3,100
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$75,512

Sub-Total, 1 Units

Exterior Features (+)	\$2,200	\$77,712
Garages (+) 0 sqft	\$0	\$77,712
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.87	

Replacement Cost \$54,088

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: Row Type R 01	1	1/6 Maso	D	1970	1970	54	A		0.87		1,059 sqft	\$54,088	45%	\$29,750	0%	100%	1.000	1.190	100.00	0.00	0.00	\$35,400
2: Car Shed R 01	1		D	1970	1970	54	A	\$10.10	0.87	\$7.03	14'x20'	\$1,968	65%	\$690	60%	100%	1.000	1.000	100.00	0.00	0.00	\$300
3: Utility Shed R 01	1		C	1970	1970	54	A	\$31.58	0.87	\$27.47	5'x11'	\$1,511	65%	\$530	50%	100%	1.000	1.000	100.00	0.00	0.00	\$300