

50-43-02-000-027.000-005

General Information

Parcel Number
50-43-02-000-027.000-005

Local Parcel Number
504302000027000005

Tax ID:
0030011400

Routing Number
43-02-000-017

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Marshall

Township
GERMAN TOWNSHIP

District 005 (Local 005)
GERMAN TOWNSHIP

School Corp 5480
BREMEN PUBLIC

Neighborhood 300501-005
GERMAN TOWNSHIP RURAL

Section/Plat
02

Location Address (1)
4624 3B RD
BREMEN, IN 46506

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
Gas, Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 18, 2024

Review Group 2025

SHOEMAKER LAURA J

Ownership

SHOEMAKER LAURA J
4624 3B RD
BREMEN, IN 46506

Legal

LOTS 4 ZENTZ'S SOUTHFIELD ADD COMB
FORM UNCOMB 26 & 27 23PAY24 NOW
SEPERATE



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

2024	Assessment Year	2024	2023	2023	2022	2021
WIP	Reason For Change	Annual Value	Alloc Chg	Annual Value	Annual Value	Annual Value
04/10/2024	As Of Date	01/01/2024	07/05/2023	01/01/2023	01/01/2022	01/01/2021
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	☐	☒	☐	☐	☐
\$31,100	Land	\$31,100	\$29,900	\$29,900	\$40,100	\$30,900
\$31,100	Land Res (1)	\$31,100	\$29,900	\$29,900	\$40,100	\$30,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$204,000	Improvement	\$204,000	\$196,700	\$196,700	\$234,000	\$219,000
\$204,000	Imp Res (1)	\$204,000	\$196,700	\$195,800	\$189,900	\$182,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$900	\$44,100	\$36,600
\$235,100	Total	\$235,100	\$226,600	\$226,600	\$274,100	\$249,900
\$235,100	Total Res (1)	\$235,100	\$226,600	\$225,700	\$230,000	\$213,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$900	\$44,100	\$36,600

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', 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
9	A		0	0.44	1.59	\$44,400	\$70,596	\$31,062	0%	1.0000	100.00	0.00	0.00	\$31,060

4624 3B RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/06/2023	SHOEMAKER LAURA		QC	2023/00484		
07/15/2009	HOWELL LAURA J &	WARR DEED	WD	2009/04731		
07/20/1994	SHOEMAKER MICHA		WD	94/12001		
03/01/1979	SWEARINGEN DEAN		WD	/		
03/01/1979	HUNDT, GEORGE L.		WD	/		
01/01/1900	HUNDT, GEORGE L.		WD	/		

Res

510, 1 Family Dwell - Platted Lot

GERMAN TOWNSHIP RUR 1/2

Notes

1/5/2023 23TAX COMBO: UNCOMBINED PARCELS PER TAXPAYER'S REQUEST VIA FORM FILED WITH AUDITOR. NEW PARCEL NUMBERS ARE 26.001 & 27

9/8/2020 21CR: ADJUSTED DWLG EFF YR TO 1976, ADDED FULL BATH; REC ROOM FINISH TO TYPE 2; CHANGED SIZE OF SHED TO 10X12 & COND TO AVERAGE.

9/4/2019 19AP: NO CHANGES PER PTABOA DETERMINATION 8/29/19

3/21/2016 16TC: KEY 026 WAS DELETED AND COMB'D INTO THIS PARCEL FOR TAX PURPOSES ONLY FOR 2016 PAY 2017.

Land Computations

Calculated Acreage	0.44
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.44
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.44
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	\$31,100
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$31,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$31,100

General Information			
Occupancy	Single-Family	#	TF
Description	Single-Family	Full Bath	2 6
Story Height	1	Half Bath	1 2
Style	N/A	Kitchen Sinks	1 1
Finished Area	2534 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0

Floor Finish	
☐ Earth	☐ Tile
☒ Slab	☒ Carpet
☒ Sub & Joist	☒ Unfinished
☒ Wood	☐ Other
☐ Parquet	

Wall Finish	
☒ Plaster/Drywall	☐ Unfinished
☒ Paneling	☐ Other
☐ Fiberboard	

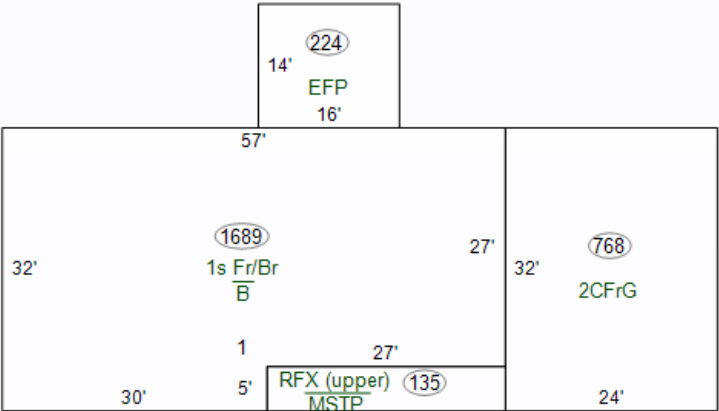
Roofing				
☐ Built-Up	☐ Metal	☒ Asphalt	☐ Slate	☐ Tile
☐ Wood Shingle		☐ Other		

Exterior Features		
Description	Area	Value
Stoop, Masonry	135	\$2,700
Canopy, Roof Extension	135	\$1,400
Porch, Enclosed Frame	224	\$11,400

Plumbing		
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations	
Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type	
Central Warm Air	



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	91A	1689	1689	\$113,200
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1689	845	\$63,300
Crawl				
Slab				

	Total Base	\$176,500
Adjustments	1 Row Type Adj. x 1.00	\$176,500
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:750	\$6,500
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1689	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	10 – 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$195,500
	Sub-Total, 1 Units	
Exterior Features (+)	\$15,500	\$211,000
Garages (+) 768 sqft	\$21,700	\$232,700
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.92
	Replacement Cost	\$224,788

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	1	1/6 Maso	C+1	1974	1976	48	A		0.92		3,378 sqft	\$224,788	35%	\$146,110	0%	100%	1.390	1.000	100.00	0.00	0.00	\$203,100
2: Utility Shed 10X12	1		D	1978	1978	46	A	\$21.97	0.92	\$16.17	10'x12'	\$1,940	65%	\$680	0%	100%	1.390	1.000	100.00	0.00	0.00	\$900