

85-11-07-101-025.000-003

General Information

Parcel Number
85-11-07-101-025.000-003

Local Parcel Number
0020128700

Tax ID:

Routing Number
7A.50

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Wabash

Township
LAGRO TOWNSHIP

District 003 (Local 003)
LAGRO TOWNSHIP

School Corp 8050
M.S.D. WABASH COUNTY

Neighborhood 8503511-003
URBANA/LAGRO TWP

Section/Plat
07

Location Address (1)
165 E HALF ST
URBANA, IN 46990

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
Gas, Electricity

Streets or Roads
Paved

Flood Hazard
☐

ERA
☐

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed
Wednesday, April 10, 2024

Review Group
2022

SHEPHERD EDWARD & ELSIE L/

Ownership

SHEPHERD EDWARD & ELSIE L/E T
& DELINDA PINSON
PO BOX 84
URBANA, IN 46990

Legal

SPEICHERS (URBANA) LOTS 7 & 8 DITCH 584,
660 & 664



165 E HALF ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/20/2008	SHEPHERD EDWARD		QC	/		I
11/27/1989	SHEPHERD EDWARD	0	WD	/		I
01/01/1900	SHEPHERD DEVON		WD	/		I

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	GenReval	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	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	\$12,800	\$12,800	\$11,700	\$11,700	\$11,700
Land Res (1)	\$12,800	\$12,800	\$11,700	\$11,700	\$11,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$82,600	\$79,800	\$68,300	\$55,400	\$55,400
Imp Res (1)	\$81,600	\$77,400	\$65,800	\$53,200	\$53,200
Imp Non Res (2)	\$1,000	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$2,400	\$2,500	\$2,200	\$2,200
Total	\$95,400	\$92,600	\$80,000	\$67,100	\$67,100
Total Res (1)	\$94,400	\$90,200	\$77,500	\$64,900	\$64,900
Total Non Res (2)	\$1,000	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$2,400	\$2,500	\$2,200	\$2,200

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	\$125	\$125	\$8,250	0%	1.0000	100.00	0.00	0.00	\$8,250
F	F		36	36x132	1.00	\$125	\$125	\$4,500	0%	1.0000	100.00	0.00	0.00	\$4,500

URBANA/LAGRO TWP

Notes

7/14/2021 RP: Reassessment Packet
2022

Land Computations

Calculated Acreage	0.31
Actual Frontage	102
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	\$12,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,800

Data Source
Estimated

Collector
06/09/2021 JS

Appraiser
07/14/2021 BS

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style N/A
Finished Area 1659 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	192	\$7,600
Porch, Enclosed Frame	160	\$8,900
Wood Deck	192	\$3,500

Plumbing

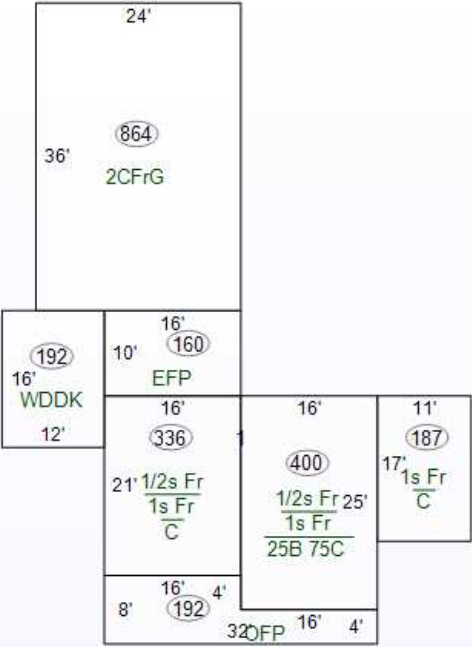
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	923	923	\$75,900	
2					
3					
4					
1/4					
1/2	1Fr	736	736	\$26,100	
3/4					
Attic					
Bsmt		100	0	\$13,200	
Crawl		823	0	\$5,400	
Slab					

	Total Base	\$120,600
Adjustments	1 Row Type Adj. x 1.00	\$120,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:923 1/2:736 \$4,100
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$124,700
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Sub-Total, 1 Units

Exterior Features (+)	\$20,000	\$144,700
Garages (+) 864 sqft	\$23,800	\$168,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.87	
Replacement Cost	\$131,936	

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 1/2	Wood Fr	D+2	1910	1954	70	G		0.87		1,759 sqft	\$131,936	42%	\$76,520	0%	100%	1.050	1.000	100.00	0.00	0.00	\$80,300
2: Utility Shed	1		D	2015	2015	9	A	\$23.66	0.87	\$16.47	8'x14'	\$1,844	30%	\$1,290	50%	100%	1.000	1.000	100.00	0.00	0.00	\$600
3: Utility Shed 02	1		D	2018	2018	6	F	\$21.97	0.87	\$15.29	7'x18'	\$1,927	25%	\$1,450	50%	100%	1.000	1.000	100.00	0.00	0.00	\$700
4: Utility Shed R 01	1		D	1994	1994	30	A	\$20.44	0.87	\$14.23	14'x16'	\$3,187	60%	\$1,270	50%	100%	1.000	1.000	0.00	100.00	0.00	\$600
5: Utility Shed R 01	1		D	1998	1998	26	A	\$21.97	0.87	\$15.29	10'x12'	\$1,835	55%	\$830	50%	100%	1.000	1.000	0.00	100.00	0.00	\$400