

85-10-06-200-007.000-010

General Information

Parcel Number
85-10-06-200-007.000-010

Local Parcel Number
0070045100

Tax ID:

Routing Number
32.12

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County
Wabash

Township
PAW PAW TOWNSHIP

District 010 (Local 010)
PAW PAW TOWNSHIP

School Corp 8050
M.S.D. WABASH COUNTY

Neighborhood 8510510-010
PAW PAW HOMESITE & RURAL R

Section/Plat
06

Location Address (1)
5670 N STATE ROAD 15
WABASH, IN 46992

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 10, 2024
Review Group 2024

SHOEMAKER HOWARD C & BE

Ownership

SHOEMAKER HOWARD C & BERNIE
5670 N STATE RD 15
WABASH, IN 46992

Legal

PT NE1/4 6-28-6 1.24AC & .07AC DITCH 515



5670 N STATE ROAD 15

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/04/2009	SHOEMAKER HOWA		WD	/		I
01/01/1900	SHOEMAKER HOWA		WD	/		I

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	GenReval	AA	AA	AA	GenReval
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	\$18,500	\$18,500	\$18,500	\$15,400	\$15,400
Land Res (1)	\$18,000	\$18,000	\$18,000	\$15,000	\$15,000
Land Non Res (2)	\$500	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$500	\$500	\$400	\$400
Improvement	\$181,400	\$170,900	\$153,900	\$143,900	\$137,000
Imp Res (1)	\$181,400	\$166,600	\$149,600	\$140,500	\$133,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$4,300	\$4,300	\$3,400	\$3,900
Total	\$199,900	\$189,400	\$172,400	\$159,300	\$152,400
Total Res (1)	\$199,400	\$184,600	\$167,600	\$155,500	\$148,100
Total Non Res (2)	\$500	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$4,800	\$4,800	\$3,800	\$4,300

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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	1.0000	1.00	\$18,000	\$18,000	\$18,000	0%	1.0000	100.00	0.00	0.00	\$18,000
91	A		0	0.1000	1.00	\$5,000	\$5,000	\$500	0%	1.0000	0.00	100.00	0.00	\$500
82	A	BR	0	0.2100	1.28	\$2,280	\$2,918	\$613	-100%	1.0000	0.00	100.00	0.00	\$00

PAW PAW HOMESITE & R 1/2

Notes

8/11/2023 RP: Reassessment Packet 2024

Land Computations

Calculated Acreage	1.31
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.31
81 Legal Drain NV	0.00
82 Public Roads NV	0.21
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.10
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	\$18,000
91/92 Value	\$500
Supp. Page Land Value	
CAP 1 Value	\$18,000
CAP 2 Value	\$500
CAP 3 Value	\$0
Total Value	\$18,500

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

N/A

Finished Area

1480 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

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	88	\$600
Wood Deck	432	\$6,000
Stoop, Masonry	36	\$1,500

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder				
Floor	Constr	Base	Finish	Value
1	91A	1480	1480	\$102,600
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		942	0	\$25,800
Crawl		538	0	\$4,700
Slab				
Total Base				\$133,100
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				MS:1 MO:1
No Heating (-)				\$0
A/C (+)				1:1480
No Elec (-)				\$0
Plumbing (+ / -)				7 - 5 = 2 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$142,800
Sub-Total, 1 Units				
Exterior Features (+)				\$8,100
Garages (+) 624 sqft				\$18,600
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.87
Replacement Cost				\$147,465

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	1/6 Maso	C	1957	1991	33	G		0.87		2,422 sqft	\$147,465	24%	\$112,070	0%	100%	1.580	1.000	100.00	0.00	0.00	\$177,100
2: Barn, Pole (T3) R 01	1	T3AW	C	1974	1974	50	A	\$20.97	0.87		24' x 36' x 10'	\$12,209	65%	\$4,270	0%	100%	1.000	1.000	100.00	0.00	0.00	\$4,300