

43-09-34-200-207.000-035

General Information

Parcel Number
43-09-34-200-207.000-035

Local Parcel Number
1470700060

Tax ID:

Routing Number
014-151-133

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Kosciusko

Township
HARRISON

District 035 (Local 035)
MENTONE TOWN-HARRISON TO

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 1401151-035
MENTONE - HARRISON

Section/Plat
34-32-4

Location Address (1)
206 N TUCKER ST
MENTONE, IN 46539

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
Other

Printed Sunday, April 14, 2024

Review Group 2023

STAVEDAHL TERRY & SANDRA

Ownership

STAVEDAHL TERRY & SANDRA TBE
206 N TUCKER ST
MENTONE, IN 46539

Legal

14-151-133
LOT 165 MENTONE



206 N TUCKER ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/28/2020	STAVEDAHL TERRY	2020081481	WD	/	\$95,000	V
06/29/2010	MILLER AUSTEN C	2010061011	WD	/	\$65,000	I
09/21/2007	KRUEGER RUTH M &	2007012381	CW	/	\$39,900	I
05/17/2007	FEDERAL HOME LOA	2007006049	SH	/	\$42,082	I
12/11/1996	BURCHETT WOODR		WD	/	\$69,000	I
12/11/1996	MAY BILL J	0	WD	/		I

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	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	\$7,200	\$7,200	\$7,200	\$7,200	\$6,500
Land Res (1)	\$7,200	\$7,200	\$7,200	\$7,200	\$6,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$105,400	\$99,500	\$89,600	\$74,600	\$74,100
Imp Res (1)	\$104,600	\$98,700	\$88,900	\$74,000	\$73,600
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$800	\$800	\$700	\$600	\$500
Total	\$112,600	\$106,700	\$96,800	\$81,800	\$80,600
Total Res (1)	\$111,800	\$105,900	\$96,100	\$81,200	\$80,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$800	\$800	\$700	\$600	\$500

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 48' X 150', CI 48' X 150')

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		48	48x150	1.00	\$150	\$150	\$7,200	0%	1.0000	100.00	0.00	0.00	\$7,200

MENTONE - HARRISON/14 1/2

Notes

10/28/2022 REA: 2023 ADDED A/C PER QUESTIONNAIRE
10/20/2014 REA: 2015 CHANGED GRADE & EFF YR FOR REASSESSMENT

Land Computations

Calculated Acreage	0.17
Actual Frontage	48
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	\$7,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$7,200

Data Source N/A

Collector

Appraiser

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1 1/2

Style

20 1 1/2 story older

Finished Area

1721 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

342

\$11,700

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

1

Dining Rooms

1

Family Rooms

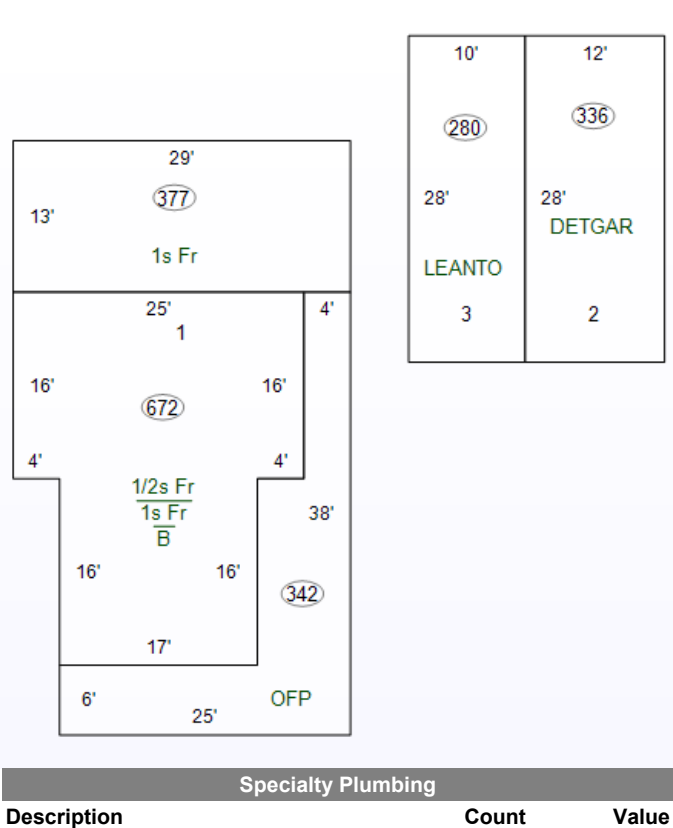
0

Total Rooms

7

Heat Type

Heat Pump



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1049	1049	\$82,800	
2					
3					
4					
1/4					
1/2	1Fr	672	672	\$24,900	
3/4					
Attic					
Bsmt		672	0	\$21,700	
Crawl					
Slab					
				Total Base	\$129,400
Adjustments				1 Row Type Adj. x 1.00	\$129,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1049 1/2:672	\$3,600
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$133,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$11,700	\$144,700
Garages (+) 0 sqft				\$0	\$144,700
Quality and Design Factor (Grade)				0.90	
Location Multiplier				0.92	
				Replacement Cost	\$119,812

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	1 1/2	Wood Fr	D+2	1900	1975	49	A		0.92		2,393 sqft	\$119,812	40%	\$71,890	0%	100%	1.390	1.000	100.00	0.00	0.00	\$99,900
2: Detached Garage	1	Wood Fr	D	1900	1900	124	F	\$39.23	0.92	\$28.87	336 sqft	\$9,701	65%	\$3,400	0%	100%	1.390	1.000	100.00	0.00	0.00	\$4,700
3: Lean-To	1	Concrete	D	1900	1900	124	F	\$9.69	0.92		28'x-10' x 10'	\$1,997	70%	\$600	0%	100%	1.390	1.000	0.00	0.00	100.00	\$800