

52-08-27-401-244.000-016

General Information

Parcel Number
52-08-27-401-244.000-016

Local Parcel Number
0214501700

Tax ID:

Routing Number
08-27-416-134

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Miami

Township
PERU TOWNSHIP

District 016 (Local 016)
PERU CITY-PERU TOWNSHIP

School Corp 5635
PERU COMMUNITY

Neighborhood 15126-016
Peru City Area 2

Section/Plat

Location Address (1)
135 E 3rd
Peru, IN 46970

Zoning

Subdivision

Lot

Market Model
15126-016

Characteristics

Topography Flood Hazard
High ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Monday, April 15, 2024

Review Group 2024

Eckerley, Dennis L

Ownership

Eckerley, Dennis L
135 E Third St
PERU, IN 46970

Legal

021-45017-00 GODFROY ADD E 33'
LOT 143
42 100 17000



135 E 3rd

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/22/2005	Eckerley, Dennis L		QC	05/6343	\$64,100	I
08/30/2004	ECKERLEY, LYMAN E		WD	/		I
12/27/1994	ECKERLY, LYMAN E		WD	/		I
01/01/1900	FROM: ECKERLEY, L		WD	/		I

510, 1 Family Dwell - Platted Lot

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	Cyclical
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	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600
Land Res (1)	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$104,700	\$86,400	\$86,400	\$78,900	\$83,000
Imp Res (1)	\$104,700	\$86,400	\$86,400	\$78,900	\$83,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$108,300	\$90,000	\$90,000	\$82,500	\$86,600
Total Res (1)	\$108,300	\$90,000	\$90,000	\$82,500	\$86,600
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 132', CI 50' 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		33	33x132	1.00	\$110	\$110	\$3,630	0%	1.0000	100.00	0.00	0.00	\$3,630

Peru City Area 2/15126-016 1/2

Notes

Land Computations

Calculated Acreage	0.10
Actual Frontage	33
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	\$3,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$3,600

Data Source External Only

Collector

Appraiser 10/13/2023 Brian

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style N/A
Finished Area 1673 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 Masonry	234	\$8,600
Porch, Enclosed Frame	90	\$7,200

Plumbing

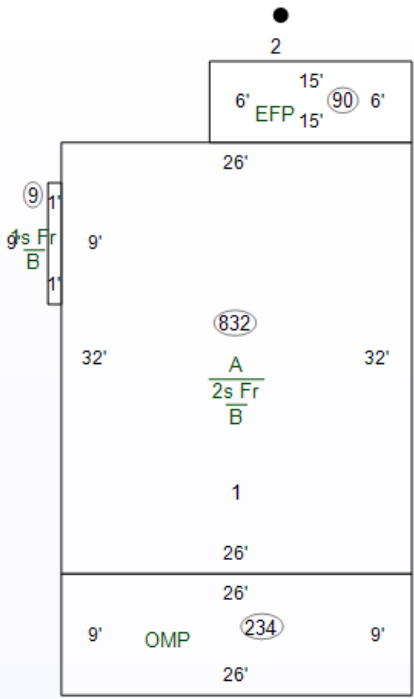
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

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

Heat Type

No Heat, Gravity



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	841	841	\$71,200	
2	1Fr	832	832	\$35,600	
3					
4					
1/4					
1/2					
3/4					
Attic		832	0	\$5,900	
Bsmt		841	0	\$24,300	
Crawl					
Slab					

	Total Base	\$137,000
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Adjustments	1 Row Type Adj. x 1.00	\$137,000
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)	1:841 2:832 A:832	(\$5,300)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$137,000
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	Sub-Total, 1 Units	
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Exterior Features (+)	\$15,800	\$152,800
Garages (+) 0 sqft	\$0	\$152,800
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.87	
Replacement Cost		\$139,583

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	2	Wood Fr	C+1	1920	1978	46 A		0.87		3,346 sqft	\$139,583	35%	\$90,730	0%	100%	1.000	1.100	100.00	0.00	0.00	\$99,800
2: Detached Garage R 01	1	Wood Fr	D	1900	1900	124 A	\$39.23	0.87	\$27.30	18'x20'	\$9,829	50%	\$4,910	0%	100%	1.000	1.000	100.00	0.00	0.00	\$4,900