

25-08-03-400-001.010-002

General Information

Parcel Number
25-08-03-400-001.010-002

Local Parcel Number
00310704200

Tax ID:

Routing Number
08-03-000-010

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

Year: 2024

Location Information

County
Fulton

Township
HENRY TOWNSHIP

District 002 (Local 003)
HENRY TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 2500001-002
Henry Twp. Homesites

Section/Plat

Location Address (1)
9618 & 9620 E 100 N
AKRON, IN 46910

Zoning

Subdivision

Lot

Market Model
2500001

Characteristics

Topography Flood Hazard
High, Rolling

Public Utilities ERA
Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Wednesday, August 7, 2024
Review Group 1

Friesen Daniel & Sara

Ownership

Friesen Daniel & Sara
9618 E 100 N
Akron, IN 46910

Legal

FR PT W 1/2 W 1/2 SE 3-30-4 5.00A
TOD Tiffany Pinkerton, Chad Lawson, Joshua
Lawson, & Brandon Lawson #201801318



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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
04/05/2024	As Of Date	04/05/2024	03/29/2023	03/08/2022	03/12/2021	03/10/2020
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	☐	☐	☐	☐	☐
\$37,000	Land	\$37,000	\$37,000	\$27,000	\$27,000	\$27,000
\$23,000	Land Res (1)	\$23,000	\$23,000	\$18,200	\$18,200	\$18,200
\$14,000	Land Non Res (2)	\$14,000	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$14,000	\$8,800	\$8,800	\$8,800
\$245,900	Improvement	\$245,900	\$243,800	\$243,000	\$218,100	\$207,000
\$245,900	Imp Res (1)	\$245,900	\$242,200	\$241,300	\$216,600	\$205,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$1,600	\$1,700	\$1,500	\$1,900
\$282,900	Total	\$282,900	\$280,800	\$270,000	\$245,100	\$234,000
\$268,900	Total Res (1)	\$268,900	\$265,200	\$259,500	\$234,800	\$223,300
\$14,000	Total Non Res (2)	\$14,000	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$15,600	\$10,500	\$10,300	\$10,700

Land Data (Standard Depth: Res 100', CI 100' 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	1.0000	1.00	\$23,000	\$23,000	\$23,000	0%	1.0000	100.00	0.00	0.00	\$23,000
91	A		0	4.0000	1.00	\$3,500	\$3,500	\$14,000	0%	1.0000	0.00	100.00	0.00	\$14,000

9618 & 9620 E 100 N

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/17/2023	Friesen Daniel & Sara	202301523	WD	/	\$300,000	V
04/06/2020	Martin Adam & Maega	202000843	WR	/	\$230,000	V
06/25/2018	Lawson Frederick N	201801318	QC	/		I
06/18/2018	Lawson Frederick N	201801232	QC	/		I
03/20/2018	Lawson Frederick N;	201800577	QC	/		I
03/20/2018	Lawson Frederick N/	201800576	QC	/		I

Res

511, 1 Family Dwell - Unplatted (0 to 9.9

Henry Twp. Homesites/250 1/2

Notes

7/29/2022 23RS: Per cyc/rev: Dwelling- Corrected ac on 1st floor to 2024 lc mh

6/27/2019 20RS: PAM CORRECTED DATA ENTRY. 6-25-19 JD

7/13/2018 20RS: PER CYCLICAL REVIEW BY PM CORRECTED WDDK SIZE ON DWELLING, ADDED 2 EXTRA FIXTURES TO PLUMBING (JET TUB) CHGD 1/4 ST TO FINISHED ATTIC. ON PBAW ADDED INTERIOR FINISH TO LOFT AREA FOR 2 BEDROOM1 FULL BATH IN 30X42 AREA. CORRECTED NBHD FACTOR ON PBAW FROM .65 TO 1.00. NO OTHER CHANGES SEEN. 7-13-18 JD

9/11/2014 : CYC/REV--9/3/14--B.B.-- REMOVEDWDDK ATTACHED TO DWELL EXCEPT FOR 6 X 10 PORTION WHICH IS NOT ASSESSED. CHG. EFFECTIVE DATE FROM 1967 TO 1991, 15 PAY 16 ---DM.

12/20/2011 : CORRECTED 1/4S FINISHED AREA-AW

10/14/2010 : VISITED PROPERTY 10/7/10 ADD OFP AND LOFT IN PB SR

3/1/2009 : 07-08 NC 1SF/S 2005, CA, 1FBATH, ADDED CONC & ELE TO PFBW. ADDED LIVING SPACE ABOVE PFBW AND GAVE 40% OBS FOR BEING 1/2 OF AREA ABOVE POLE BARN; ADDED ANOTHER HOMESITE, CORRECTED DWELLING SQ FT FOR 2008 PAY 2009. COE- CORRECTED LIVING SPACE ABOVE GARAGE AND REMODEL YR ON DWELLING AND REMOVED 2ND HOMESITE FOR 2008 PAY 2009. (SHARE SAME WELL/SEPTIC) 7-14-09 JD

Land Computations

Calculated Acreage	5.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	5.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	4.00
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	\$23,000
91/92 Value	\$14,000
Supp. Page Land Value	
CAP 1 Value	\$23,000
CAP 2 Value	\$14,000
CAP 3 Value	\$0
Total Value	\$37,000

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

N/A

Finished Area

2774 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☒ Wood

☐ Parquet

☐ Tile

☐ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☒ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Wood Deck

287

\$4,500

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

2

2

Total

6

10

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

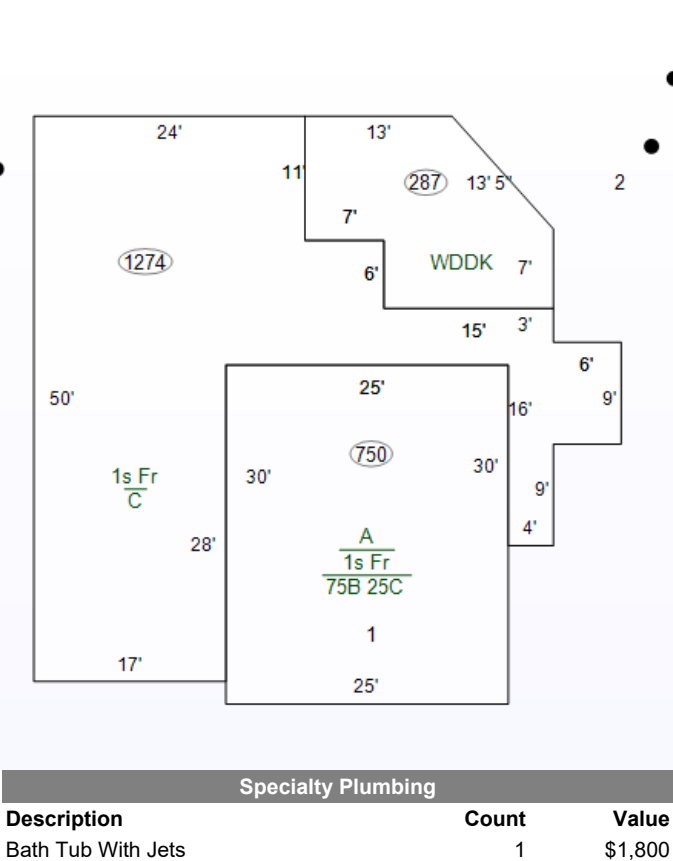
1

Total Rooms

8

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2024	2024	\$126,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		750	750	\$14,500	
Bsmt		562	0	\$19,700	
Crawl		1462	0	\$7,000	
Slab					
				Total Base	\$168,000
Adjustments				1 Row Type Adj. x 1.00	\$168,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:2024 A:750	\$4,900
No Elec (-)					\$0
Plumbing (+ / -)				10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)					\$1,800
Elevator (+)					\$0
				Sub-Total, One Unit	\$178,700
				Sub-Total, 1 Units	
Exterior Features (+)				\$4,500	\$183,200
Garages (+) 0 sqft				\$0	\$183,200
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.87
				Replacement Cost	\$159,384

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	Wood Fr	C	1945	1991	33	G		0.87		3,336 sqft	\$159,384	24%	\$121,130	0%	100%	1.000	1.450	100.00	0.00	0.00	\$175,600
2: Canopy (free standing)	1		C	1995	1995	29	A		0.87		10'x30'	\$1,479	24%	\$1,120	0%	100%	1.000	1.000	100.00	0.00	0.00	\$1,100
3: Detached Garage	1	Pole	C	1995	1995	29	A	\$14.87	0.87	\$12.94	42'x50'	\$87,442	24%	\$66,460	0%	100%	1.000	1.000	100.00	0.00	0.00	\$66,500
4: Patio (free standing)	1		C	1995	1995	29	A		0.87		10'x30'	\$1,479	24%	\$1,120	0%	100%	1.000	1.000	100.00	0.00	0.00	\$1,100
5: Wood Deck	1		C	2006	2006	18	A		0.87		100 sqft	\$1,914	17%	\$1,590	0%	100%	1.000	1.000	100.00	0.00	0.00	\$1,600