

85-19-28-100-007.000-005

General Information

Parcel Number
85-19-28-100-007.000-005

Local Parcel Number
0040062600

Tax ID:

Routing Number
32.8

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

Year: 2025

Location Information

County
Wabash

Township
LIBERTY TOWNSHIP

District 005 (Local 005)
LIBERTY TOWNSHIP

School Corp 8050
M.S.D. WABASH COUNTY

Neighborhood 8505510-005
LIBERTY

Section/Plat
28

Location Address (1)
2326 E 1050 S
LA FONTAINE, IN 46940

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 8, 2025

Review Group 2025

SMITH RITA F

Ownership

SMITH RITA F
2326 E 1050 S
LA FONTAINE, IN 46940

Legal

PT NW1/4 28-26-7 .62AC



2326 E 1050 S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/24/2022	SMITH RITA F		AF	/		I
01/01/1900	VANDEGRIFT JANICE		WD	/		I

511, 1 Family Dwell - Unplatted (0 to 9.9

LIBERTY

/850 1/2

Notes

8/15/2024 RP: Reassessment Packet 2025

Res

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	GenReval	AA	AA	AA	GenReval
As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
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	\$13,900	\$13,900	\$13,900	\$13,900	\$11,500
Land Res (1)	\$13,900	\$13,900	\$13,900	\$13,900	\$11,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$139,600	\$116,400	\$114,100	\$106,100	\$97,700
Imp Res (1)	\$139,600	\$116,400	\$108,000	\$99,300	\$92,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$6,100	\$6,800	\$5,700
Total	\$153,500	\$130,300	\$128,000	\$120,000	\$109,200
Total Res (1)	\$153,500	\$130,300	\$121,900	\$113,200	\$103,500
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$6,100	\$6,800	\$5,700

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	0.5200	1.48	\$18,000	\$26,640	\$13,853	0%	1.0000	100.00	0.00	0.00	\$13,850
82	A	MHB	0	0.1000	0.89	\$2,390	\$2,127	\$213	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	0.62
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.62
81 Legal Drain NV	0.00
82 Public Roads NV	0.10
83 UT Towers NV	0.00
9 Homesite	0.52
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	\$13,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$13,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$13,900

Data Source Estimated

Collector 06/03/2024 JS

Appraiser 06/03/2024 JS

General Information

OccupancySingle-Family

DescriptionSingle-Family R 01

Story Height1

StyleN/A

Finished Area1176 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

DescriptionAreaValue

Porch, Enclosed Frame132\$10,600

Plumbing

#TF

Full Bath13

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total35

Accommodations

Bedrooms3

Living Rooms0

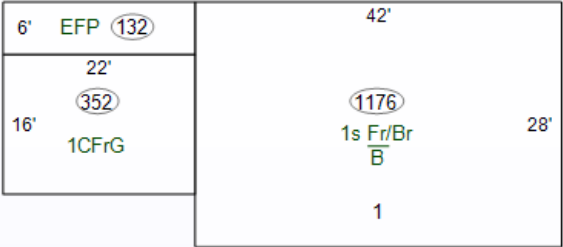
Dining Rooms0

Family Rooms0

Total Rooms6

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	91A	1176	1176	\$118,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1176	0	\$38,600	
Crawl					
Slab					
				Total Base	\$156,800
Adjustments				1 Row Type Adj. x 1.00	\$156,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1176	\$4,200
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$161,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$10,600	\$171,600
Garages (+) 352 sqft				\$16,500	\$188,100
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.92
				Replacement Cost	\$164,399

Specialty Plumbing		
Description	Count	Value

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-1	1970	1970	55	A		0.92		2,352 sqft	\$164,399	40%	\$98,640	0%	100%	1.350	1.000	100.00	0.00	0.00	\$133,200
2: Barn, Pole (T3) R 01	1	T3AW	C	1981	1981	44	G	\$21.61	0.92		24' x 32' x 10'	\$14,246	55%	\$6,410	0%	100%	1.000	1.000	100.00	0.00	0.00	\$6,400