

85-07-05-202-086.000-002			KOCK MICHAEL L & REBECCA			201 S RIVER RD			510, 1 Family Dwell - Platted Lot					CITY OF NORTH MANCHE					1/2							
General Information			Ownership			Transfer of Ownership													Notes							
Parcel Number			KOCK MICHAEL L & REBECCA E			Date		Owner		Doc ID		Code		Book/Page		Adj Sale Price		V/I		8/15/2022 RP: Reassessment Packet 2023 - CHANGED TILE TO BRICK						
85-07-05-202-086.000-002			201 S RIVER RD			02/26/2004		KOCK MICHAEL L &				QC		/		\$0		I								
Local Parcel Number			NORTH MANCHESTER, IN 46962			01/01/1900		KOCK MICHAEL L & S				WD		/				I								
0110093100																										
Tax ID:			Legal																							
			OP W1/2 S 80' (S.MAN) LOT 6																							
Routing Number																										
6F.31																										
Property Class 510						Res																				
1 Family Dwell - Platted Lot																										
Year: 2025						Valuation Records																				
						Assessment Year		2025		2024		2023		2022		2021										
						Reason For Change		AA		AA		GenReval		AA		AA										
						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		\$14,000		\$14,000		\$14,000		\$12,000		\$12,000										
						Land Res (1)		\$14,000		\$14,000		\$14,000		\$12,000		\$12,000										
						Land Non Res (2)		\$0		\$0		\$0		\$0		\$0										
						Land Non Res (3)		\$0		\$0		\$0		\$0		\$0										
						Improvement		\$213,300		\$167,500		\$160,100		\$135,300		\$126,100										
						Imp Res (1)		\$213,300		\$167,500		\$160,100		\$135,300		\$126,100										
						Imp Non Res (2)		\$0		\$0		\$0		\$0		\$0										
						Imp Non Res (3)		\$0		\$0		\$0		\$0		\$0										
						Total		\$227,300		\$181,500		\$174,100		\$147,300		\$138,100										
						Total Res (1)		\$227,300		\$181,500		\$174,100		\$147,300		\$138,100										
						Total Non Res (2)		\$0		\$0		\$0		\$0		\$0										
						Total Non Res (3)		\$0		\$0		\$0		\$0		\$0										
						Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 75' X 145', CI 75' X 145')																				
						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		80	80x150	1.00	\$175	\$175	\$14,000	0%	1.0000	100.00	0.00	0.00	\$14,000						
Zoning																										
Subdivision																										
Lot																										
Market Model																										
N/A																										
Characteristics																										
Topography			Flood Hazard																							
Level			☐																							
Public Utilities			ERA																							
All			☐																							
Streets or Roads			TIF																							
Paved			☐																							
Neighborhood Life Cycle Stage																										
Static																										
Printed			Tuesday, April 8, 2025																							
Review Group			2023			Data Source		Estimated		Collector		06/23/2022		JS		Appraiser		06/23/2022		JS						

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1 1/2

Style

N/A

Finished Area

2496 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	130	\$7,500
Wood Deck	64	\$2,300

Plumbing

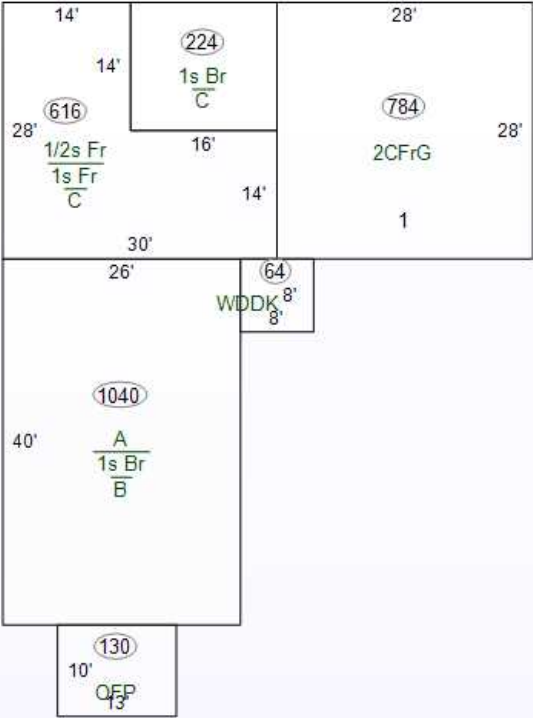
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	94	1880	1880	\$169,300
2				
3				
4				
1/4				
1/2	1Fr	616	616	\$30,600
3/4				
Attic		1040	0	\$8,600
Bsmt		1040	0	\$35,800
Crawl		840	0	\$7,000
Slab				
Total Base				\$251,300
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 (+)				1:1880 1/2:616
No Elec (-)				\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$264,600
Sub-Total, 1 Units				
Exterior Features (+)				\$9,800
Garages (+) 784 sqft				\$30,400
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.92
Replacement Cost				\$280,416

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2
1: Single-Family R 01	1 1/2	3/6 Maso	C	1928	1969	56	G			0.92		4,576 sqft	\$280,416	35%	\$182,270	0%	100%	1.170	1.000	100.00	0.00