

43-08-26-300-242.000-023			BOWMAN RANDY S & MARY TB			3428 N SR 13			510, 1 Family Dwell - Platted Lot					TIPPECANOE TWP FF/5171					1/4				
General Information			Ownership			Transfer of Ownership													Notes				
Parcel Number 43-08-26-300-242.000-023			BOWMAN RANDY S & MARY TBE PO BOX 637 PIERCETON, IN 46562			Date	Owner		Doc ID	Code	Book/Page	Adj Sale Price	V/I			9/11/2020 REA: 2021 CHANGED GRADE OF RES TO D+2 & CHANGED T3 TO POLE CONSTRUCTED DETGAR PER PICTOMETRY ADDED PREFAB FIREPLACE PER QUESTIONNAIRE 12-7-20 CS 10/17/2016 REA: 2017 ADDED INFL FACTOR TO PARTIAL LOT FOR NO WELL/SEPTIC. PRICED EFP IN WITH HOUSE & ADJUSTED EFF YR FOR REASSESSMENT 3/2/2015 2015: CHANGED EFP FROM 40% TO 100% COMPLETE PER FIELD WORKERS 10/22/14 4/8/2014 BP: BP #130871 ENCLOSED PORCH & COVERED DECK \$10000 11/13/13 4/8/2014 2014: REMOVED 8X21 OFF & ADDED NEW 8X24 EFP. CORRECTED FOUNDATION ON 12X19 PART OF HOUSE.							
Local Parcel Number 0571400003						08/27/2004	BOWMAN RANDY S &			QC	/	\$0	I										
Tax ID:						09/12/2000	BOWMAN RANDY S			WD	QD/	\$0	I										
Routing Number 005-103-006						08/04/1998	BOWMAN RANDY S &		0	WD	/	\$84,000	I										
Property Class 510 1 Family Dwell - Platted Lot						10/04/1985	NABINGER RICHARD		0	WD	/	\$0	I										
Year: 2021						01/01/1900	HILL ANTHONY			WD	/	\$0	I										
Location Information			Res																				
			Valuation Records (Work In Progress values are not certified values and are subject to change)																				
			2021	Assessment Year		2021	2020		2019		2018		2017										
			WIP	Reason For Change		AA	AA		AA		AA		AA										
			02/25/2021	As Of Date		01/01/2021	01/01/2020		01/01/2019		01/01/2018		01/01/2017										
			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		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>										
			\$17,000	Land		\$17,000	\$14,800		\$14,800		\$14,800		\$14,800										
			\$17,000	Land Res (1)		\$17,000	\$14,800		\$14,800		\$14,800		\$14,800										
			\$0	Land Non Res (2)		\$0	\$0		\$0		\$0		\$0										
			\$0	Land Non Res (3)		\$0	\$0		\$0		\$0		\$0										
			\$122,700	Improvement		\$122,700	\$109,700		\$101,500		\$101,600		\$97,100										
			\$107,400	Imp Res (1)		\$107,400	\$100,300		\$92,100		\$92,100		\$88,200										
			\$0	Imp Non Res (2)		\$0	\$0		\$0		\$0		\$0										
			\$15,300	Imp Non Res (3)		\$15,300	\$9,400		\$9,400		\$9,500		\$8,900										
			\$139,700	Total		\$139,700	\$124,500		\$116,300		\$116,400		\$111,900										
			\$124,400	Total Res (1)		\$124,400	\$115,100		\$106,900		\$106,900		\$103,000										
			\$0	Total Non Res (2)		\$0	\$0		\$0		\$0		\$0										
			\$15,300	Total Non Res (3)		\$15,300	\$9,400		\$9,400		\$9,500		\$8,900										
			Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 125' X 150', CI 125' X 150')																				
			Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value								
			F	F		50	50x200	1.11	\$230	\$255	\$12,750	0%	100%	1.0000	\$12,750								
			F	F		50	33x200	1.11	\$230	\$255	\$8,415	-50%	100%	1.0000	\$4,210								
Zoning RESIDENTIAL RESIDENTIAL																							
Subdivision Summers Lakeview SD																							
Lot 1,2																							
Market Model N/A																							
Characteristics																							
Topography Level			Flood Hazard																				
Public Utilities Gas, Electricity			ERA																				
Streets or Roads Paved			TIF																				
Neighborhood Life Cycle Stage Other																							
Printed Wednesday, March 31, 2021																							
Review Group 2021			Data Source N/A			Collector			Appraiser														

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

11 1 story older

Finished Area

1782 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☒ Carpet

☒ Sub & Joint

☐ 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	126	\$5,200
Porch, Enclosed Frame	192	\$9,600

Plumbing

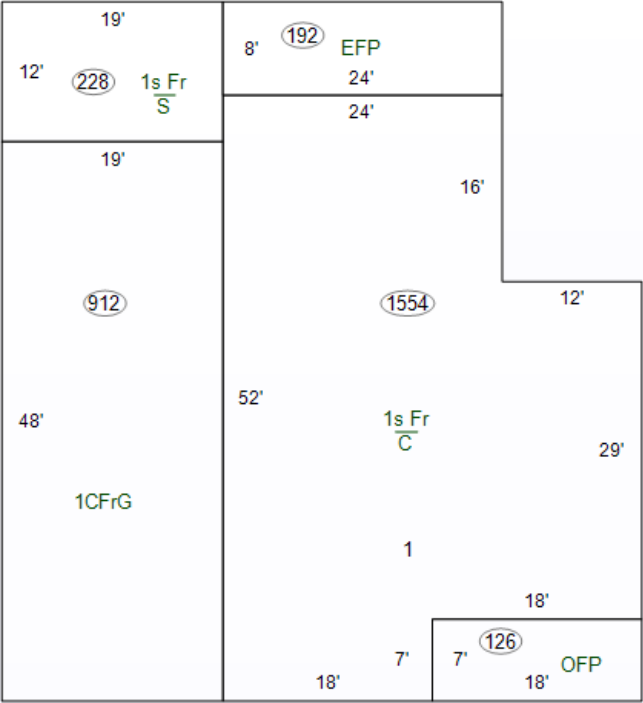
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1782	1782	\$104,900
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1554	0	\$6,600
Slab		228	0	\$0
Total Base				\$111,500
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				PS:1 PO:1
No Heating (-)				\$0
A/C (+)				1:1782
No Elec (-)				\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$120,600
Sub-Total, 1 Units				
Exterior Features (+)				\$14,800
Garages (+) 912 sqft				\$22,300
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.92
Replacement Cost				\$130,576

Summary of Improvements																			
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt
1: Single-Family R 01	100%	1	Wood Frame	D+2	1950	1980	41	A		0.92		1,782 sqft	\$130,576	38%	\$80,960	0%	100%	1.280	1.0000

General Information

Occupancy

Detached Garage

Description

Detached Garage

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joint

☐ 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

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

The diagram shows a utility shed (120) measuring 12' x 10' with 3 units. The main house (288) is 24' wide and 40' deep, containing 2 DETGAR units. A larger section (960) is 40' wide and 24' deep, containing 1 DETGAR unit.

Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				
		Total Base		
Adjustments		Row Type Adj.		
Unfin Int (-)				
Ex Liv Units (+)				
Rec Room (+)				
Loft (+)				
Fireplace (+)				
No Heating (-)				
A/C (+)				
No Elec (-)				
Plumbing (+ / -)				
Spec Plumb (+)				
Elevator (+)				
Sub-Total, One Unit				\$0
Sub-Total, 1 Units				
Exterior Features (+)			\$0	\$0
Garages (+) 0 sqft			\$0	\$0
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.92
Replacement Cost				\$14,643

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Detached Garage	0%	1	Pole	C	1987	1987	34	A	\$16.58	0.92	\$16.58	24'x40'	\$14,643	26%	\$10,840	0%	100%	1.280	1.0000	\$13,900
2: Detached Garage R 01	100%	1	Pole	D	1989	1989	32	A	\$25.70	0.92	\$20.17	12'x24'	\$4,275	30%	\$2,990	0%	100%	1.280	1.0000	\$3,800
3: Utility Shed	0%	1		D	2010	2010	11	A	\$19.36	0.92	\$19.36	10'x12'	\$1,710	35%	\$1,110	0%	100%	1.280	1.0000	\$1,400

Total all pages

\$122,700

Total this page

\$19,100

