

85-03-32-403-045.000-002

General Information

Parcel Number
85-03-32-403-045.000-002

Local Parcel Number
0110013600

Tax ID:

Routing Number
3-O.72

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County
Wabash

Township
CHESTER TOWNSHIP

District 002 (Local 002)
NORTH MANCHESTER TOWN

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8502512-002
CITY OF NORTH MANCHESTER 2

Section/Plat
32

Location Address (1)
204 E 4TH ST
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved, Sidewalk

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Friday, April 16, 2021

Review Group 2019

ADAMS JIMMIE R & DEBORAH

Ownership

ADAMS JIMMIE R & DEBORAH G
204 E 4TH ST
NORTH MANCHESTER, IN 46962

Legal

JANE HALDERMANS LOT 15

204 E 4TH ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/22/2017	ADAMS JIMMIE R & D		QC	/	\$0	I
01/25/2007	ADAMS EVA		AF	/	\$0	I
01/01/1900	ADAMS LEONARD JR		WD	/	\$0	I

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	GenReval	AA	AA
02/23/2021	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"/>
\$18,300	Land	\$18,300	\$18,300	\$18,300	\$18,300	\$18,300
\$18,300	Land Res (1)	\$18,300	\$18,300	\$18,300	\$18,300	\$18,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$84,500	Improvement	\$84,500	\$79,400	\$74,300	\$67,300	\$65,300
\$84,500	Imp Res (1)	\$84,500	\$79,400	\$74,300	\$67,300	\$65,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$102,800	Total	\$102,800	\$97,700	\$92,600	\$85,600	\$83,600
\$102,800	Total Res (1)	\$102,800	\$97,700	\$92,600	\$85,600	\$83,600
\$0	Total Non Res (2)	\$0	\$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 75' X 132', CI 75' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		79	79x140	1.03	\$225	\$232	\$18,328	0%	100%	1.0000	\$18,330

Notes

9/24/2018 RP: Reassessment Packet 2019

Land Computations

Calculated Acreage	0.25
Actual Frontage	79
Developer Discount	<input type="checkbox"/>
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	\$18,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,300

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

2

Style

N/A

Finished Area

2240 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joint

☒ Wood

☐ Parquet

☐ Tile

☐ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

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

10

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

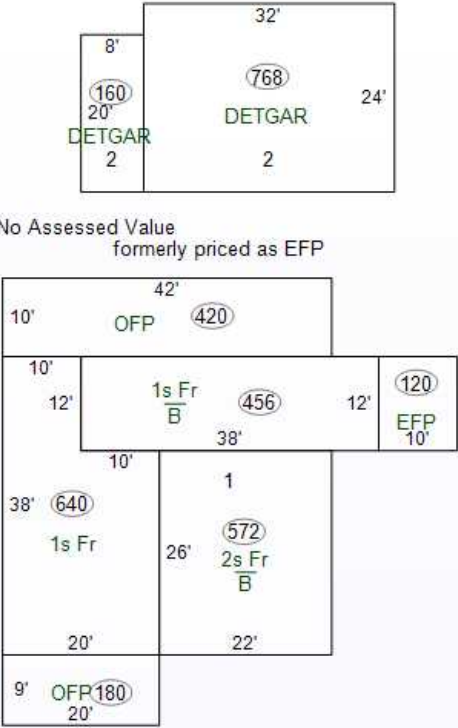
☒ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	420	\$11,400
Porch, Enclosed Frame	120	\$7,400
Porch, Open Frame	180	\$6,300



enclosed ramp=No Assessed Value
formerly priced as EFP

Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1668	1668	\$100,300
2	1Fr	572	572	\$27,100
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1028	0	\$24,400
Crawl				
Slab				

Total Base			\$151,800
Adjustments	1 Row Type Adj. x 1.00		\$151,800
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)	1:1668 2:572		\$4,700
No Elec (-)			\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800		\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0

Sub-Total, One Unit			\$158,900
Sub-Total, 1 Units			
Exterior Features (+)	\$25,100		\$184,000
Garages (+) 0 sqft	\$0		\$184,000
Quality and Design Factor (Grade)			0.90
Location Multiplier			0.88
Replacement Cost			\$145,728

Summary of Improvements																		
Description	Res Eligibl	Story Height	Construction	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
1: Single-Family R 01	100%	2	Wood Frame	D+2	1900	1939	82 F		0.88		3,268 sqft	\$145,728	65%	\$51,000	0%	100%	1.300	1.0000
2: Detached Garage R 01	100%	1	Concrete Block	D	1947	1947	74 F	\$23.32	0.88	\$23.32	24'x32'	\$52,001	65%	\$18,200	0%	100%	1.000	1.0000