

43-04-23-400-047.000-025

HUFFER SCOTTY D II & CHRIST

10509 N MOORE ST

510, 1 Family Dwell - Platted Lot

WAWASEE CHANNEL LAN 1/2

General Information

Parcel Number 43-04-23-400-047.000-025
Local Parcel Number 0770804080
Tax ID:

Ownership

HUFFER SCOTTY D II & CHRISTY L S
10509 N MOORE ST
SYRACUSE, IN 46567

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 09/07/2018 to 01/01/1900.

Notes

2/4/2021 2021: 2021 ADDED 2 UTL SHEDS PER FIELD CHECK 9/16/2020 & PICTOMETRY
2/4/2021 BP: #200743 SHED \$500 8/31/2020 (SELF)
9/13/2018 COMB: 2019 COMBINED PARCEL 0771900290 TO THIS PARCEL
9/25/2017 REA: 2018 CORRECTED TO FRONT FOOT LOT, CHANGED NEIGHBORHOOD, ADDED INFLUENCE FACTORS FOR EXCESS FRONTAGE, SHAPE & SIZE & NO SEWER/WATER (CS)

Routing Number 007-090-041.A

Legal 7-90-41.A
LOT 16 & OL 1 LOUIE D MOORES 5TH ADD TO HIGHLAND VIEW GARDENS

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2021

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2021, 2020, 2019, 2018, 2017.

Location Information

County Kosciusko
Township TURKEY CREEK
District 025 (Local 025 ) TURKEY CREEK TOWNSHIP
School Corp 4345 WAWASEE COMMUNITY
Neighborhood 781203-025 WAWASEE CHANNEL LAND TYPE
Section/Plat 23-34-7
Location Address (1) 10509 N MOORE ST SYRACUSE, IN 46567

1/6/2017 BP: 2017 BP# 15-0968 HUFFER RES ADDN (WOOD DECK) \$2000 (SELF)
2017 BP# 16-0534 HUFFER RES ADDN (WOOD DECK) \$1000 (SELF)
1/7/2016 SUR: SURVEY 2015081102 HUFFER SCOTTY 08-18-2015
1/7/2016 2016: 2016 CORRECTED LOT SIZE PER SURVEY ON 8-18-2015
8/25/2010 PIER: PIER 4340XX

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Louie D Moores 5th Add to Highland

Lot 16

Market Model N/A

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include F, F, OF.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.12), Actual Frontage (329), Developer Discount, 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 (\$102,900), CAP 2 Value (\$0), CAP 3 Value (\$56,900), Total Value (\$159,800).

Characteristics

Topography Level Flood Hazard
Public Utilities Gas, Electricity ERA
Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Other

Printed Monday, March 29, 2021

Review Group 2022

Data Source N/A

Collector

Appraiser

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 40 newer 1 st 1961-20  
**Finished Area** 2016 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
Patio, Concrete	448	\$2,000
Stoop, Masonry	72	\$2,000

**Plumbing**

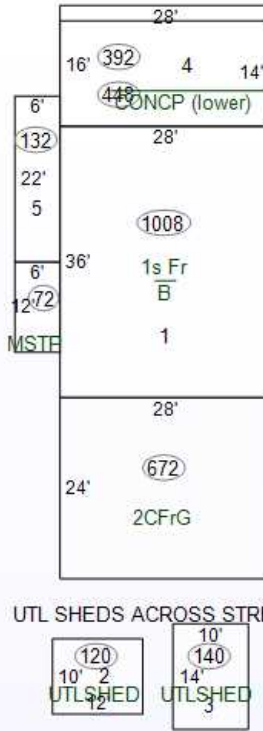
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	6	11

**Accommodations**

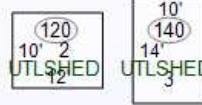
<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



UTL SHEDS ACROSS STREET



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1008	1008	\$73,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1008	1008	\$50,900	
Crawl				
Slab				

**Total Base** \$124,700

**Adjustments 1 Row Type Adj. x 1.00** \$124,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$2,900
No Heating (-)		\$0
A/C (+)	1:1008	\$2,700
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$135,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$4,000	\$139,100
Garages (+) 672 sqft	\$17,600	\$156,700
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.92

**Replacement Cost** \$122,539

**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	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	D+1	1969	1969	52	A		0.92		2,016 sqft	\$122,539	45%	\$67,400	0%	100%	1.640	1.0000	\$110,500
2: Utility Shed	0%	1		D	2018	2018	3	A	\$19.36	0.92	\$19.36	10'x12'	\$1,710	15%	\$1,450	0%	100%	1.640	1.0000	\$2,400
3: Utility Shed 02	0%	1		D	2020	2020	1	A	\$18.89	0.92	\$18.89	10'x14'	\$1,946	5%	\$1,850	0%	100%	1.640	1.0000	\$3,000
4: WDDK	100%	1		C	2016	2016	5	A		0.92		14'x28'	\$5,152	4%	\$4,950	0%	100%	1.640	1.0000	\$8,100
5: WDDK 2	100%	1		C	2016	2016	5	A		0.92		6'x22'	\$2,208	4%	\$2,120	0%	100%	1.640	1.0000	\$3,500