

52-11-08-300-007.000-017

General Information

Parcel Number  
52-11-08-300-007.000-017

Local Parcel Number  
0163041600

Tax ID:

Routing Number  
11-08-017-020

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

Year: 2021

Location Information

County  
Miami

Township  
PIPE CREEK TOWNSHIP

District 017 (Local 017 )  
PIPE CREEK TOWNSHIP

School Corp 5615  
MACONAQUAH

Neighborhood 16801-017  
Pipe Creek Twp

Section/Plat  
08

Location Address (1)  
1542 W 400 S  
PERU, IN 46970

Zoning

Subdivision

Lot

Market Model  
16801-017

Characteristics

Topography Flood Hazard  
High, Low, Rolling

Public Utilities ERA  
Gas, Electricity

Streets or Roads TIF  
Paved

Neighborhood Life Cycle Stage  
Other

Printed Saturday, April 10, 2021

Review Group

Pier, Roy Harvey & Patricia A

Ownership

Pier, Roy Harvey & Patricia A  
1542 W 400 S  
PERU, IN 46970

Legal

016-30416-00 SE COR SW1/4 08-26-04 6.00  
31 304 01600



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                                  |
| 02/24/2021       | As Of Date          | 04/05/2021               | 01/01/2020               | 04/10/2019               | 06/12/2018               | 05/02/2017                          |
| 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"/> |
| \$36,000         | Land                | \$36,000                 | \$36,000                 | \$36,000                 | \$36,000                 | \$27,400                            |
| \$20,500         | Land Res (1)        | \$20,500                 | \$20,500                 | \$20,500                 | \$20,500                 | \$16,000                            |
| \$0              | Land Non Res (2)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                                 |
| \$15,500         | Land Non Res (3)    | \$15,500                 | \$15,500                 | \$15,500                 | \$15,500                 | \$11,400                            |
| \$107,400        | Improvement         | \$107,400                | \$107,400                | \$107,400                | \$85,500                 | \$81,500                            |
| \$105,600        | Imp Res (1)         | \$105,600                | \$105,600                | \$105,600                | \$83,700                 | \$79,800                            |
| \$0              | Imp Non Res (2)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                                 |
| \$1,800          | Imp Non Res (3)     | \$1,800                  | \$1,800                  | \$1,800                  | \$1,800                  | \$1,700                             |
| \$143,400        | Total               | \$143,400                | \$143,400                | \$143,400                | \$121,500                | \$108,900                           |
| \$126,100        | Total Res (1)       | \$126,100                | \$126,100                | \$126,100                | \$104,200                | \$95,800                            |
| \$0              | Total Non Res (2)   | \$0                      | \$0                      | \$0                      | \$0                      | \$0                                 |
| \$17,300         | Total Non Res (3)   | \$17,300                 | \$17,300                 | \$17,300                 | \$17,300                 | \$13,100                            |

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

| Land Type | Pricing Method | Soil ID | Act Front. | Size   | Factor | Rate     | Adj. Rate | Ext. Value | Infl. % | Res Elig % | Market Factor | Value    |
|-----------|----------------|---------|------------|--------|--------|----------|-----------|------------|---------|------------|---------------|----------|
| 9         | A              | HEG     | 0          | 1.0000 | 1.00   | \$20,500 | \$20,500  | \$20,500   | 0%      | 100%       | 1.0000        | \$20,500 |
| 91        | A              | SH      | 0          | 5.0000 | 1.00   | \$3,100  | \$3,100   | \$15,500   | 0%      | 0%         | 1.0000        | \$15,500 |

Data Source External Only

Collector

1542 W 400 S

Transfer of Ownership

| Date       | Owner                  | Doc ID | Code | Book/Page | Adj | Sale Price | V/I |
|------------|------------------------|--------|------|-----------|-----|------------|-----|
| 01/01/1900 | Pier, Roy Harvey & Pat |        | WD   | /         |     | \$0        | I   |

511, 1 Family Dwell - Unplatted (0 to 9.9

Res

Appraiser 02/04/2018 Brian

Pipe Creek Twp/16801-017 1/2

Notes

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 6.00                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 6.00                     |
| 81 Legal Drain NV       | 0.00                     |
| 82 Public Roads NV      | 0.00                     |
| 83 UT Towers NV         | 0.00                     |
| 9 Homesite              | 1.00                     |
| 91/92 Acres             | 5.00                     |
| 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       | \$20,500                 |
| 91/92 Value             | \$15,500                 |
| Supp. Page Land Value   |                          |
| CAP 1 Value             | \$20,500                 |
| CAP 2 Value             | \$0                      |
| CAP 3 Value             | \$15,500                 |
| Total Value             | \$36,000                 |

2/2

\$107,400