

20-04-35-476-004.000-032

General Information

Parcel Number  
20-04-35-476-004.000-032

Local Parcel Number  
04-35-476-004-032

Tax ID:  
0435H

Routing Number

Property Class 515  
1 Family Dwell - Unplatted (40 or M

Year: 2021

Location Information

County  
Elkhart

Township  
YORK TOWNSHIP

District 032 (Local 032)  
YORK TOWNSHIP

School Corp 2275  
MIDDLEBURY COMMUNITY

Neighborhood 3250000-032  
3250000-Residential Acreage defau

Section/Plat

Location Address (1)  
11060 COUNTY ROAD 10  
MIDDLEBURY, IN 46540

Zoning  
ZO01 Residential

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 Sunday, April 11, 2021

Review Group 2017

HERBSTER STEVEN L & TAMAR

Ownership

HERBSTER STEVEN L & TAMARA C  
P O BOX 398  
MIDDLEBURY, IN 465400398

Legal

PT S1/2 & E1/2 SE1/4 EX ETC EX .97A SEC 35  
45.15A



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
02/23/2021	As Of Date	01/01/2021	01/01/2020	04/09/2019	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 type="checkbox"/>
\$180,200	Land	\$180,200	\$180,200	\$163,000	\$178,600	\$123,300
\$26,900	Land Res (1)	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$153,300	Land Non Res (3)	\$153,300	\$153,300	\$136,100	\$151,700	\$96,400
\$1,544,200	Improvement	\$1,544,200	\$1,424,800	\$1,233,700	\$1,153,000	\$1,160,200
\$1,535,100	Imp Res (1)	\$1,535,100	\$1,416,700	\$1,226,100	\$1,145,900	\$1,154,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,100	Imp Non Res (3)	\$9,100	\$8,100	\$7,600	\$7,100	\$6,100
\$1,724,400	Total	\$1,724,400	\$1,605,000	\$1,396,700	\$1,331,600	\$1,283,500
\$1,562,000	Total Res (1)	\$1,562,000	\$1,443,600	\$1,253,000	\$1,172,800	\$1,181,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$162,400	Total Non Res (3)	\$162,400	\$161,400	\$143,700	\$158,800	\$102,500

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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		0	1.000000	1.00	\$26,900	\$26,900	\$26,900	0%	100%	1.0000	\$26,900
91	A		0	5.000000	1.00	\$15,000	\$15,000	\$75,000	0%	0%	1.0000	\$75,000
3		BTEA	0	39.150000	1.00	\$2,000	\$2,000	\$78,300	0%	0%	1.0000	\$78,300

11060 COUNTY ROAD 10

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/22/2016	HERBSTER STEVEN	3109	SW	/	\$821,950	I
07/31/2015	HSBC BANK USA	2995	SH	/	\$977,541	I
01/01/1900	HERBSTER STEVEN	2995	SH	/	\$977,541	I

515, 1 Family Dwell - Unplatted (40 or M

Res

3250000-Residential Acrea 1/2

Notes

Land Computations

Calculated Acreage	45.15
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	45.15
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	44.15
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	\$26,900
91/92 Value	\$153,300
Supp. Page Land Value	
CAP 1 Value	\$26,900
CAP 2 Value	\$0
CAP 3 Value	\$153,300
Total Value	\$180,200

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

5018 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☐ Carpet

☐ Sub & Joint

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

6

18

Half Bath

0

0

Kitchen Sinks

3

3

Water Heaters

3

3

Add Fixtures

0

0

Total

12

24

Accommodations

Bedrooms

5

Living Rooms

1

Dining Rooms

0

Family Rooms

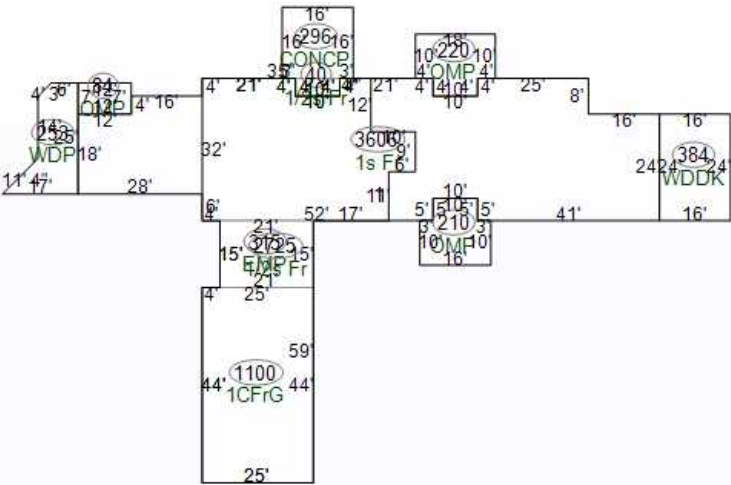
0

Total Rooms

15

Heat Type

Central Warm Air



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	8	3364	3364	\$196,000
2	8	1654	1654	\$61,100
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		3364	0	\$58,000
Crawl				
Slab				

Total Base			\$315,100
Adjustments	1 Row Type Adj. x 1.00		\$315,100
Unfin Int (-)			\$0
Ex Liv Units (+)	C:2		\$16,200
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)	MS:1 MO:2		\$7,700
No Heating (-)			\$0
A/C (+)	1:3364 2:1654		\$9,700
No Elec (-)			\$0
Plumbing (+ / -)	24 - 15 = 9 x \$800		\$7,200
Spec Plumb (+)			\$0
Elevator (+)			\$0

Specialty Plumbing		
Description	Count	Value

Description	Area	Value
Porch, Open Masonry	220	\$4,500
Porch, Open Masonry	220	\$7,600
Porch, Enclosed Masonry	315	\$13,700
Wood Deck	384	\$5,300
Porch, Open Masonry	84	\$4,000
Patio, Concrete	296	\$1,500
Porch, Open Masonry	210	\$7,100
Patio, Treated Pine	252	\$1,300

Sub-Total, One Unit			\$355,900
Sub-Total, 1 Units			
Exterior Features (+)	\$45,000		\$400,900
Garages (+) 1056 sqft	\$25,600		\$426,500
Quality and Design Factor (Grade)			3.00
Location Multiplier			0.92
Replacement Cost			\$1,177,140

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: Residential Dwelling	100%	2	Stone	AA+2	2000	2000	21	A		0.92		8,382 sqft	\$1,177,140	19%	\$953,480	0%	100%	1.610	1.0000
2: Utility Shed	0%	1		D	2001	2001	20	A	\$19.36	0.92	\$19.36	10'x12'	\$1,710	50%	\$850	0%	100%	1.610	1.0000
3: Utility Shed	0%	1		D	2003	2003	18	A	\$15.61	0.92	\$15.61	14'x32'	\$5,147	50%	\$2,570	0%	100%	1.610	1.0000
2x4: Utility Shed	0%	1		D	2003	2003	18	A	\$18.89	0.92	\$18.89	10'x16'	\$2,224	50%	\$1,110	0%	100%	1.610	1.0000