

92-04-31-000-210.000-009

General Information

Parcel Number
92-04-31-000-210.000-009

Local Parcel Number
060-030-00000250

Tax ID:

Routing Number
2

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

Year: 2021

Location Information

County
Whitley

Township
SMITH TOWNSHIP

District 009 (Local 060)
SMITH TOWNSHIP

School Corp 8625
SMITH-GREEN COMMUNITY

Neighborhood 920910-009
SMITH AG & RURAL

Section/Plat
31

Location Address (1)
4480 E Cider Mill Rd
Columbia City, IN 46725

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, May 19, 2021

Review Group 2020

Carpenter, Richard E

Ownership

Carpenter, Richard E
4480 E Cider Mill Rd
Columbia City, IN 46725

Legal

E2 SE4 S31 T32 R10 1.73A



4480 E Cider Mill Rd

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/26/2016	Carpenter, Richard E	2016050414	WD	/	\$0	I
04/09/2008	Carpenter, Richard E T	2008040190	QC	/	\$0	I
04/09/2008	CARPENTER RICHAR	2008040189	AF	/	\$0	I
01/01/1900	CARPENTER RICHAR		WD	/	\$0	I

Res

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

2021	Assessment Year	2021	2020	2019	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	Annual Trend
02/23/2021	As Of Date	04/14/2021	01/01/2020	06/27/2019	04/16/2019	01/01/2018
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	☐	☐	☒	☐	☐
\$28,400	Land	\$28,400	\$20,900	\$20,900	\$20,900	\$20,900
\$23,500	Land Res (1)	\$23,500	\$18,000	\$18,000	\$18,000	\$18,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$4,900	Land Non Res (3)	\$4,900	\$2,900	\$2,900	\$2,900	\$2,900
\$95,600	Improvement	\$95,600	\$91,600	\$88,200	\$88,200	\$82,300
\$95,200	Imp Res (1)	\$95,200	\$91,200	\$87,800	\$87,800	\$81,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$400	Imp Non Res (3)	\$400	\$400	\$400	\$400	\$400
\$124,000	Total	\$124,000	\$112,500	\$109,100	\$109,100	\$103,200
\$118,700	Total Res (1)	\$118,700	\$109,200	\$105,800	\$105,800	\$99,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$5,300	Total Non Res (3)	\$5,300	\$3,300	\$3,300	\$3,300	\$3,300

Land Data (Standard Depth: Res 120', CI 120' 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		0	1.0000	1.00	\$23,500	\$23,500	\$23,500	0%	100%	1.0000	\$23,500
91	A		0	0.7300	1.00	\$6,700	\$6,700	\$4,891	0%	0%	1.0000	\$4,890

SMITH AG & RURAL

1/2

Notes

11/7/2019 RA20: No change per reassessment
5/27/2016 RA16: Reassessment 2016 changed cond of att/gar to F and gave 50% obso to utility shed

Land Computations

Calculated Acreage	1.73
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.73
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	0.73
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	\$23,500
91/92 Value	\$4,900
Supp. Page Land Value	
CAP 1 Value	\$23,500
CAP 2 Value	\$0
CAP 3 Value	\$4,900
Total Value	\$28,400

General Information

OccupancySingle-Family
DescriptionSingle-Family R 01
Story Height1
Style20
Finished Area1296 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 Bath13
Half Bath00
Kitchen Sinks11
Water Heaters11
Add Fixtures11
Total46

Accommodations
Bedrooms3
Living Rooms0
Dining Rooms0
Family Rooms0
Total Rooms7

Heat Type
Heat Pump

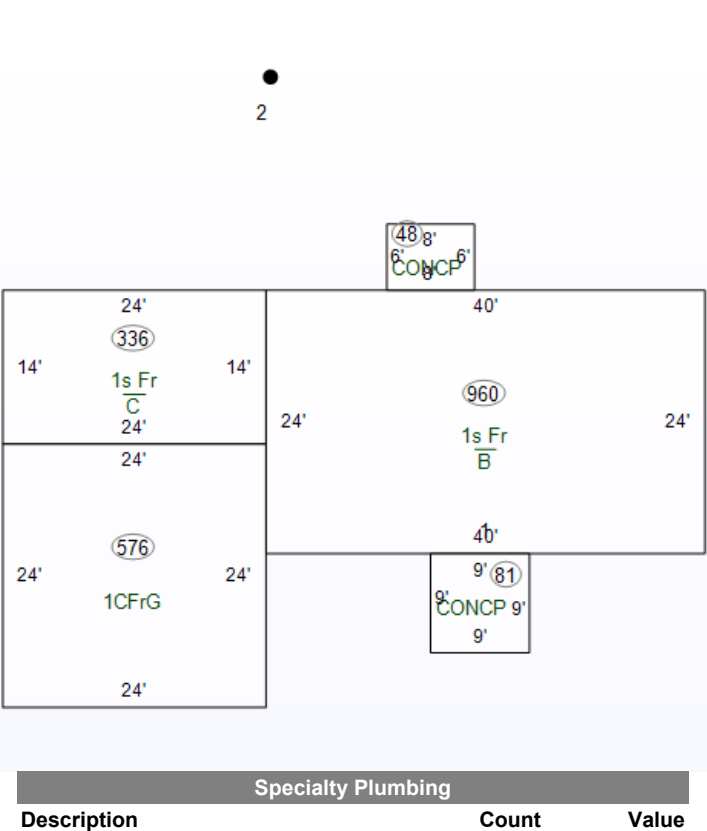
Roofing

☐ Built-Up☐ Metal☒ Asphalt☐ Slate☐ Tile

☐ Wood Shingle☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	48	\$300
Patio, Concrete	81	\$400



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1296	1296	\$86,300
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		960	0	\$23,400
Crawl		336	0	\$3,400
Slab				
Total Base				\$113,100
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)				6 - 5 = 1 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$113,900
Sub-Total, 1 Units				
Exterior Features (+)				\$700
Garages (+) 576 sqft				\$16,700
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.95
Replacement Cost				\$124,735

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	C	1960	1960	61	F		0.95		2,256 sqft	\$124,735	47%	\$66,110	0%	100%	1.440	1.0000
2: Utility Shed (12x16)	0%	1		D	1985	1985	36	F	\$18.02	0.95	\$18.02	12'x16'	\$2,629	70%	\$790	50%	100%	1.000	1.0000