

92-08-04-114-017.000-002			Kreider, Tod L			305 S Fosler Ave			510, 1 Family Dwell - Platted Lot			SOUTH WHITLEY NEIGHB			1/2														
General Information			Ownership			Transfer of Ownership									Notes														
Parcel Number			Kreider, Tod L			Date		Owner		Doc ID		Code		Book/Page		Adj Sale Price		V/I											
92-08-04-114-017.000-002			C/o Clarence Kreider			08/26/2005		Kreider, Tod L		2005080664		WD		/		\$0		I											
Local Parcel Number			305 Fosler St			01/01/1900		KREIDER CLARENCE				WD		/		\$0		I											
011-110-00003350			SOUTH WHITLEY, IN 46787																										
Tax ID:			Legal																										
Routing Number			LOTS 17 & 18 R L PAULL SUBDIVISION																										
49			LIFE ESTATE CLARENCE KREIDER																										
Property Class 510						Res																							
1 Family Dwell - Platted Lot																													
Year: 2021						Valuation Records (Work In Progress values are not certified values and are subject to change)																							
Location Information			2021			Assessment Year			2021			2020			2019			2019			2018								
County			WIP			Reason For Change			AA			AA			AA			AA			Annual Trend								
Whitley			02/23/2021			As Of Date			04/14/2021			01/01/2020			06/27/2019			04/16/2019			01/01/2018								
Township			Indiana Cost Mod			Valuation Method			Indiana Cost Mod			Indiana Cost Mod			Indiana Cost Mod			Indiana Cost Mod			Indiana Cost Mod								
CLEVELAND TOWNSHIP			1.0000			Equalization Factor			1.0000			1.0000			1.0000			1.0000			1.0000								
District 002 (Local 011)			Notice Required			<input type="checkbox"/>			<input type="checkbox"/>			<input checked="" type="checkbox"/>			<input type="checkbox"/>			<input type="checkbox"/>											
SOUTH WHITLEY TOWN			\$15,700			Land			\$15,700			\$13,700			\$13,700			\$13,700											
School Corp 4455			\$15,700			Land Res (1)			\$15,700			\$13,700			\$13,700			\$13,800											
WHITKO COMMUNITY			\$0			Land Non Res (2)			\$0			\$0			\$0			\$0											
Neighborhood 920203-002			\$0			Land Non Res (3)			\$0			\$0			\$0			\$0											
SOUTH WHITLEY NEIGHBORHO			\$0			Improvement			\$79,600			\$75,000			\$65,900			\$62,900											
Section/Plat			\$79,600			Imp Res (1)			\$79,600			\$75,000			\$65,900			\$62,900											
Location Address (1)			\$0			Imp Non Res (2)			\$0			\$0			\$0			\$0											
305 S Fosler Ave			\$0			Imp Non Res (3)			\$0			\$0			\$0			\$0											
South Whitley, IN 46787			\$0			Total			\$95,300			\$88,700			\$79,600			\$76,600											
Zoning			\$95,300			Total Res (1)			\$95,300			\$88,700			\$79,600			\$76,700											
Subdivision			\$0			Total Non Res (2)			\$0			\$0			\$0			\$0											
Lot			\$0			Total Non Res (3)			\$0			\$0			\$0			\$0											
Market Model						Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 75' X 132', CI 75' X 132')																							
N/A																													
Characteristics																													
Topography			Flood Hazard																										
Level			<input type="checkbox"/>																										
Public Utilities			ERA																										
All			<input type="checkbox"/>																										
Streets or Roads			TIF																										
Paved			<input type="checkbox"/>																										
Neighborhood Life Cycle Stage																													
Static																													
Printed			Wednesday, May 19, 2021																										
Review Group			2022			Data Source			N/A			Collector			09/07/2017			ZK			Appraiser			10/18/1995			LM		

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	20
Finished Area	1308 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	153	\$8,100
Stoop, Masonry	48	\$1,700
Canopy, Roof Extension	48	\$700

Plumbing

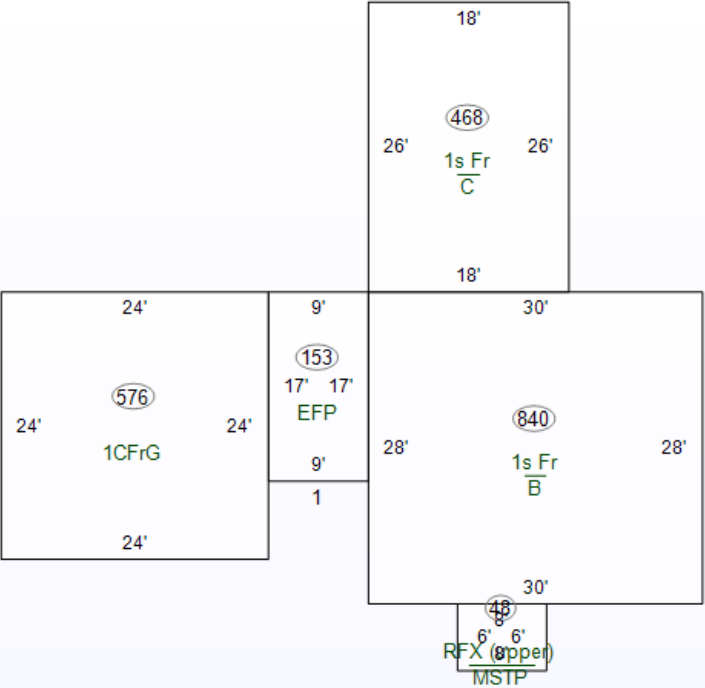
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1308	1308	\$86,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		840	0	\$22,100	
Crawl		468	0	\$4,000	
Slab					

Total Base \$112,400

Adjustments 1 Row Type Adj. x 1.00 \$112,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,300
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$116,700

Sub-Total, 1 Units

Exterior Features (+)	\$10,500	\$127,200
Garages (+) 576 sqft	\$16,700	\$143,900
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.95	

Replacement Cost \$123,035

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+2	1955	1955	66 A		0.95		2,148 sqft	\$123,035	47%	\$65,210	0%	100%	1.220 1.0000	\$79,600