

52-11-05-202-004.000-017

General Information

Parcel Number
52-11-05-202-004.000-017

Local Parcel Number
0162241700

Tax ID:

Routing Number
11-05-017-176

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 16118-017
Golden Hills

Section/Plat
05

Location Address (1)
1874 W GOLDEN HILLS DRIVE
PERU, IN 46970

Zoning

Subdivision

Lot

Market Model
16118-017

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, April 10, 2021

Review Group

Allman, Alice Ann

Ownership

Allman, Alice Ann
1874 W Golden Hills Dr
Peru, IN 46970

Legal

016-22417-00 GOLDEN HILLS 2ND 05-26-
04 .57 SUBD LOT 9
31 224 01700



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	☐	☐	☐	☐	☒
\$23,900	Land	\$23,900	\$23,900	\$23,900	\$23,900	\$23,900
\$23,900	Land Res (1)	\$23,900	\$23,900	\$23,900	\$23,900	\$23,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$90,400	Improvement	\$90,400	\$90,400	\$90,400	\$90,400	\$89,000
\$90,400	Imp Res (1)	\$90,400	\$90,400	\$90,400	\$90,400	\$89,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$114,300	Total	\$114,300	\$114,300	\$114,300	\$114,300	\$112,900
\$114,300	Total Res (1)	\$114,300	\$114,300	\$114,300	\$114,300	\$112,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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		0	0.5670	1.43	\$29,500	\$42,185	\$23,919	0%	100%	1.0000	\$23,920

Data Source External Only

Collector

Appraiser 02/11/2018 Brian

1874 W GOLDEN HILLS DRIVE 511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 Allman, Alice Ann WD / \$0 I

Res

Golden Hills/16118-017

Notes

Land Computations

Calculated Acreage	0.57
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.57
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.57
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	\$23,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$23,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$23,900

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

N/A

Finished Area

1400 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joint

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	60	\$3,100

Plumbing

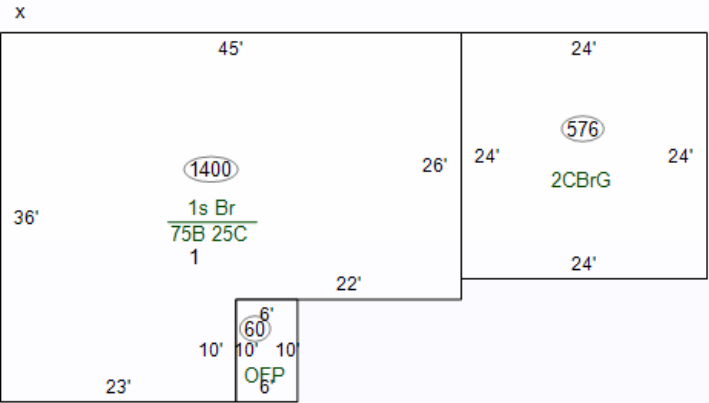
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	0
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	0

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1400	1400	\$99,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1050	0	\$24,800	
Crawl		350	0	\$3,500	
Slab					
				Total Base	\$127,500
Adjustments				1 Row Type Adj. x 1.00	\$127,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)				2:500	\$4,200
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,300
No Heating (-)					\$0
A/C (+)				1:1400	\$3,200
No Elec (-)					\$0
Plumbing (+ / -)				7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$140,800
				Sub-Total, 1 Units	
Exterior Features (+)				\$3,100	\$143,900
Garages (+) 576 sqft				\$17,500	\$161,400
Quality and Design Factor (Grade)					1.05
Location Multiplier					0.88
				Replacement Cost	\$149,134

Specialty Plumbing		
Description	Count	Value

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	Brick	C+1	1962	1962	59 A		0.88		2,450 sqft	\$149,134	40%	\$89,480	0%	100%	1.000	1.0100	\$90,400