

85-03-28-100-007.000-001

General Information

Parcel Number
85-03-28-100-007.000-001

Local Parcel Number
0010025800

Tax ID:

Routing Number
10.18

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

Year: 2021

Location Information

County
Wabash

Township
CHESTER TOWNSHIP

District 001 (Local 001)
CHESTER TOWNSHIP

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8501510-001
CHESTER 1-2

Section/Plat
28

Location Address (1)
13647 N STATE ROAD 13
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
Gas, Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Friday, April 16, 2021

Review Group
2019

BOOCHER JERRY E

Ownership

BOOCHER JERRY E
13647 N SR 13
NORTH MANCHESTER, IN 46962

Legal

PT E1/2 NW1/4 28-30-7 4AC

13647 N STATE ROAD 13

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date

Owner

Doc ID

Code

Book/Page

Adj Sale Price

V/I

12/22/2008

BOOCHER JERRY E

QC

/

\$0

I

06/20/1994

BOOCHER ALLAN D

0

WD

/

\$0

I

01/01/1900

EGOLF RUSSELL L

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

Inf

GenReval

AA

02/23/2021

As Of Date

01/01/2021

01/01/2020

01/01/2019

01/01/2019

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

\$23,800

Land

\$23,800

\$23,800

\$23,800

\$25,100

\$23,900

\$15,000

Land Res (1)

\$15,000

\$15,000

\$15,000

\$15,000

\$15,000

\$0

Land Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$8,800

Land Non Res (3)

\$8,800

\$8,800

\$8,800

\$10,100

\$8,900

\$89,700

Improvement

\$89,700

\$84,200

\$82,600

\$82,600

\$79,600

\$74,900

Imp Res (1)

\$74,900

\$69,400

\$67,800

\$67,800

\$64,800

\$0

Imp Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$14,800

Imp Non Res (3)

\$14,800

\$14,800

\$14,800

\$14,800

\$14,800

\$113,500

Total

\$113,500

\$108,000

\$106,400

\$107,700

\$103,500

\$89,900

Total Res (1)

\$89,900

\$84,400

\$82,800

\$82,800

\$79,800

\$0

Total Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$23,600

Total Non Res (3)

\$23,600

\$23,600

\$23,600

\$24,900

\$23,700

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 60' X 132', CI 60' X 132')

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

\$15,000

\$15,000

\$15,000

0%

100%

1.0000

\$15,000

91

A

0

3.0000

1.00

\$4,500

\$4,500

\$13,500

-35%

0%

1.0000

\$8,780

CHESTER 1-2

Notes

9/20/2018 RP: Reassessment Packet 2019

5/10/2017 NOTE: 2017 IF APPEAL - GAVE EXCESS RES 25% OBSO FOR FLOODING. LOWERED GRAD AND CONDITION.

1/1/1900 NOTE:
2013 PAY 2014 - INFORMAL - APPRSL - 10% OBSO

Land Computations

Calculated Acreage
4.00

Actual Frontage
0

Developer Discount

Parcel Acreage
4.00

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
3.00

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
\$15,000

91/92 Value
\$8,800

Supp. Page Land Value

CAP 1 Value
\$15,000

CAP 2 Value
\$0

CAP 3 Value
\$8,800

Total Value
\$23,800

Data Source
Estimated

Collector
07/12/2018 ES

Appraiser
07/12/2018 ES

2/2

The diagram shows a building layout with six numbered points (1-6) and a detailed floor plan. The floor plan is divided into several rooms with dimensions and labels:

- Top Left Room:** Dimensions 12' by 19'. Label: (228) 1s Fr S.
- Top Right Room:** Dimensions 11' by 11'. Label: (264) 1s Fr 25B 75C.
- Bottom Left Room:** Dimensions 28' by 24'. Label: (672) 1/2s Fr 1s Fr 25B 75C.
- Bottom Right Room:** Dimensions 8' by 12'. Label: (96) EMP.
- Bottom Center Room:** Dimensions 8' by 12'. Label: (96) OMP.

Dimensions are indicated by arrows and numbers. Labels are enclosed in circles or parentheses. The floor plan is drawn with black lines on a white background.

	Sub-Total, One Unit	\$129,600
	Sub-Total, 1 Units	
Exterior Features (+)	\$12,000	\$141,600
Garages (+) 0 sqft	\$0	\$141,600
Quality and Design Factor (Grade)		0.90
	Location Multiplier	0.88
	Replacement Cost	\$112,147

Total this page	\$89,700
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