

25-07-09-302-009.000-009

NEFF GERALD W LIVING TRUST

1200 HILL ST

510, 1 Family Dwell - Platted Lot

Manitou Heights/10902-009 1/2

General Information

Parcel Number 25-07-09-302-009.000-009
Local Parcel Number 01011400401

Tax ID:

Routing Number 07-09-300-272

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Fulton
Township ROCHESTER TOWNSHIP
District 009 (Local 010) ROCHESTER CITY
School Corp 2645 ROCHESTER COMMUNITY
Neighborhood 10902-009 Manitou Heights
Section/Plat
Location Address (1) 1200 HILL ST ROCHESTER, IN 46975

Ownership

NEFF GERALD W LIVING TRUST
3602 S Ironwood Dr. Apt 227W
SOUTH BEND, IN 46614

Legal

LOT 68 SEC A MANITOU HEIGHTS ADD N 1/2
LOT 69 SEC A MANITOU HEIGHTS ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/21/2005 to 05/18/1990.

Notes

7/28/2021 22RS: Per cyc/rev: Dwelling 1sFr to 95, 2CFRg to 2CBr, Rmvd Obs -LC/kah
2/25/2021 21RS: PER PTABOA - NO CHGS. 2-23-2021. 2-25-2021 JD
9/30/2011: CYC/REV. 7/19/11---RTO---FIXED SKETCH-- 1 SBR/B FROM 1600 S.F. TO 1770 S.F. & OFF FROM 5 X 10 TO 6 X 20 ---12 PAY 13 ---DM.
6/15/2011: PER APPEAL CORRECTED DATA FOR 11 PAY 12 AND 12 PAY 13.AW
5/31/2011: PER APPEAL: CORRECTED SKETCH AND GAVE 15% OBS TO BRING IN LINE WITH VALID APPRAISAL. 5-31-11 JD

Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022, 2021, and 2020.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for F, F, 92, 92x150, 1.00, \$280, \$280, \$25,760, -5%, 100%, 1.0000, \$24,470.

Zoning

Subdivision

Lot

Market Model 10902-009

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 26, 2022
Review Group 4

TAXPAYER AND ASSESSOR AGREE TO CHGS PER PHONE CONVERSATION 5-31-11 JD
9/30/2010: PER APPEAL 2009 PAY 2010 - CORRECTED FLOORING ISSUE, REMOVED REMODEL YR AND GAVE 12% FUNCTIONAL OBSO. TAXPAYER PROVIDED VALID APPRAISAL.
TAXPAYER AND ASSESSOR AGREE TO VALUES AT INFORMAL HEARING. 9-30-10 JD
4/16/2010: LAST POSTING OF CORRECTION OF ERROR IS WRONG. WRONG PARCEL WAS SELECTED IN SYSTEM. 4-16-2010 JD
3/1/2009: GAVE LAND 5% EX FRONTAGE INFLUENCE FACTOR, CHGD GRADE FROM C+ TO C FOR 07 PAY 08. RECHECK 08 FOR ADDITION ON BACK OF HOUSE. ADDED 12 X 12 ADDITION AND OFF, REMOVED

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.32), Actual Frontage (92), Developer Discount, Parcel Acreage (0.32), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.32), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$24,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$24,500).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1770 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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, Open Frame	310	\$10,500
Porch, Open Frame	120	\$5,800

Plumbing

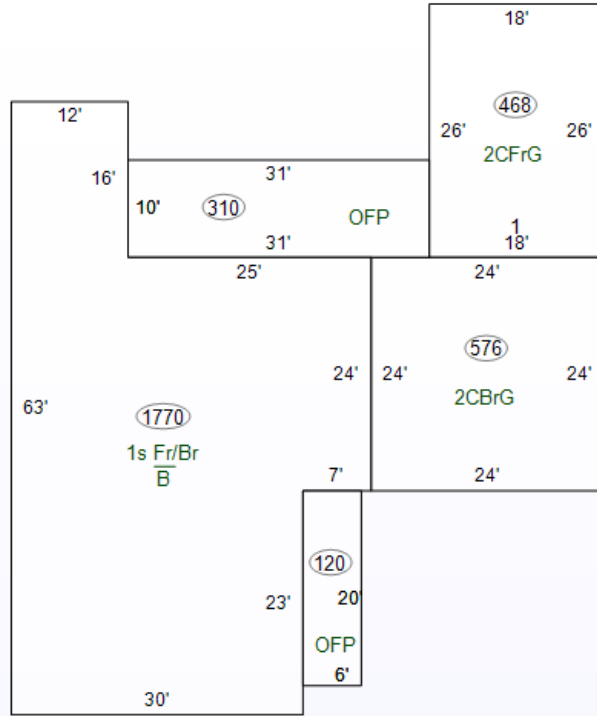
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
1770	1	
310	1	
468	1	
576	1	
120	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 95	1770	1770	\$125,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1770	0	\$38,500	
Crawl				
Slab				

Total Base	\$163,600
Adjustments	1 Row Type Adj. x 1.00
	\$163,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$170,500	
Sub-Total, 1 Units		
Exterior Features (+)	\$16,300	\$186,800
Garages (+) 1044 sqft	\$33,700	\$220,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.88
Replacement Cost		\$194,040

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	100%	1	5/6 Masonry	C	1958	1958	64 A		0.88		3,540 sqft	\$194,040	42%	\$112,540	0%	100%	1.000 1.2700	\$142,900