

General Information

Parcel Number 44-06-24-400-000.012-004
Local Parcel Number 0052440012

Tax ID:

Routing Number M24R128

Property Class 510
1 Family Dwell - Platted Lot

Year: 2019

Location Information

County LaGrange
Township CLAY TOWNSHIP
District 004 (Local 004) CLAY TOWNSHIP-EAST
School Corp 4535 LAKELAND
Neighborhood 5050600-004 WOODLAND HILLS
Section/Plat
Location Address (1) 275 N 50 W LAGRANGE, IN 46761

Zoning

Subdivision

Lot

Market Model 5050600-004

Characteristics

Topography Flood Hazard High
Public Utilities ERA All
Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Other

Printed Friday, April 26, 2019

Review Group 2015

Ownership

PETERSEN, HOWARD E & MARY CA
819 REEF POINT CIR
NAPLES, FL 34108

Legal

WOODLAND HILLS SEC B LOT 37 & N 1/2 LOT 38



Transfer of Ownership

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

Notes

Res

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values range from \$0 to \$36,000.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 102' X 154', CI 102' X 154')

Table with 12 columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Values include 120, 120x160, 1.03, \$263, \$271, \$32,520, -25%, 100%, 1.0000, \$24,390.

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (0.65), Actual Frontage (177), Developer Discount, Parcel Acreage (0.00), 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 (0.00), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$36,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$36,000).

Data Source N/A

Collector 09/10/2015 JB

Appraiser

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 2  
**Style** 32 2 Story 1960-196  
**Finished Area** 2436 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joint  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	120	\$7,400

**Plumbing**

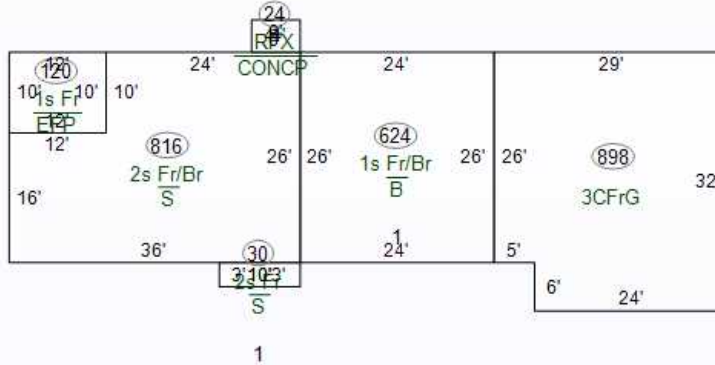
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accomodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	10

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	1470	1470	\$95,500	
2	92	966	966	\$38,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		624	0	\$19,100	
Crawl					
Slab		846	0	\$0	

**Total Base** \$152,800

**Adjustments** 1 Row Type Adj. x 1.00 \$152,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,300
No Heating (-)		\$0
A/C (+)	1:1470 2:966	\$4,900
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$166,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$7,400	\$173,400
Garages (+) 898 sqft	\$22,300	\$195,700
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.94
<b>Replacement Cost</b>		<b>\$211,552</b>

**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%	2	2/6 Masonry	B-1	1964	1983	36 A		0.94		3,060 sqft	\$211,552	26%	\$156,550	0%	100%	1.260 1.0000	\$197,300