

General Information

Parcel Number 68-09-07-421-067.000-020
Local Parcel Number 011-00821-00

Tax ID:

Routing Number 020 005 041.00

Property Class 540 Mobile or Manufactured Home - Plat

Year: 2023

Location Information

County Randolph
Township WHITE RIVER TOWNSHIP
District 020 (Local 011) WHITE RIVER TOWNSHIP
School Corp 6825 RANDOLPH CENTRAL
Neighborhood 10101-020 White River Central
Section/Plat 0007
Location Address (1) 2283 N 130 W WINCHESTER, IN 47394

Zoning

Subdivision

Lot

Market Model 10101-020 - Residential

Characteristics

Topography Level, Rolling
Flood Hazard

Public Utilities Water, Sewer, Electricity
ERA

Streets or Roads Unpaved
TIF

Neighborhood Life Cycle Stage Static

Printed Friday, May 19, 2023

Review Group 2022

Ownership

Wilson, Jeff & Carol J
2283 N 130 W
Winchester, IN 47394

Legal

PLEASANT HILL SECOND SUB DIV LOT 25



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include transactions from 07/01/2005 to 01/01/1900.

Notes

6/15/2022 RE22: NO CHANGES MADE. PAY 24
4/23/2018 RE19: Reassessment 2019
MH grade changed from C-1 to C. 19 pay 20. (KT 04/23/18)
12/6/2017 OFNC: NEW CONSTRUCTION
Added 8x40 Cnpy/Wddk. 18 pay 19. (KT 12/6/17)
1/1/1900 RE15: Reassessment 2015
Updated land table: Added Res Ex. MH grade and condition changed to C-1 Average. Adjusted func obsol to 7 percent. Added 1 full bath. Removed 6x6 Utlshed. The addition grade was also changed to D. 15 pay 16. (KT 08/11/14)

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 valuation data for years 2023, 2022, and 2021.

Land Data (Standard Depth: Res 120', CI 132' 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. Rows show data for lots 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.63), Actual Frontage (0), Developer Discount, Parcel Acreage (1.63), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.02), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.61), 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 (\$16,500), 91/92 Value (\$3,600), Supp. Page Land Value, CAP 1 Value (\$16,500), CAP 2 Value (\$0), CAP 3 Value (\$3,600), Total Value (\$20,100).

General Information

Occupancy Single Wide
 Description Single Wide R 01
 Story Height 0
 Style 63
 Finished Area Finished Area
 Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist 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
Wood Deck	320	\$5,100
Canopy, Shed Type	320	\$1,800

Plumbing

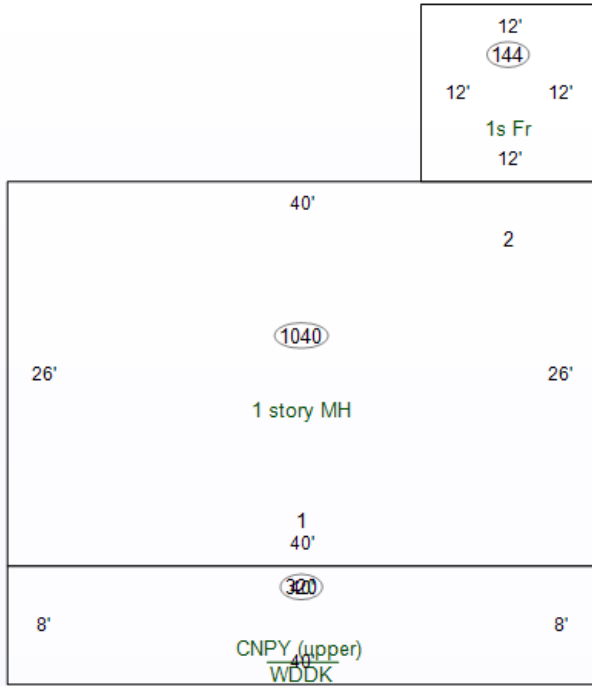
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	1040	1040	\$33,267	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				
			Total Base	\$33,267

Adjustments

Adjustments	Row Type	Adj.	Value	
Skirting (+)			\$0	
Foundation (+)			\$1,311	
Rec Room (+)				
Loft (+)				
Fireplace (+)			\$0	
No Heating (-)			\$0	
A/C (+)			\$1,714	
No Elec (-)				
Plumbing (+ / -)	1*Full + 0*Half + 0*Fixt		\$1,400	
Spec Plumb (+)			\$0	
Elevator (+)				
			Sub-Total, One Unit	\$37,692

Sub-Total, 1 Units				
Exterior Features (+)		\$6,900	\$44,592	
Garages (+) 0 sqft		\$0	\$44,592	
Quality and Design Factor (Grade)			1.00	
Location Multiplier				
			Replacement Cost	\$44,590

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 Wide R 01	100%	1		GOOD	1990	1990	33 A		0.00		26x40	\$44,590	70%	\$13,380	0%	100%	1.000	1.3420	\$18,000
2: 3 wall end	100%	1	Wood Frame	D	1999	1999	24 A		0.87		144 sqft	\$7,656	26%	\$5,670	0%	100%	1.000	1.3420	\$7,600