



LN# LL-SO-00567

Address: 6300 S PROCTOR Rd, Muncie, IN 47302

Flood Zone: X

Order Info	Flood Zone Information
Loan No.	LL-SO-00567
Property Address	6300 S PROCTOR Rd, Muncie, IN 47302
Borrower Name	GOOD DAVID & BRANDY GOOD
Parcel Number	1131351004000 and 1036477004000
Legal Description	PT SW QTR SW QTR 0.6200Acres STR: 312010 IN: OUT and PT SE QTR SE QTR 1.3800Acres STR: 362009 IN: OUT:
NFIP Community Name	DELAWARE COUNTY
County	DELAWARE
State	IN
NFIP Community Number	180051
NFIP Community Participation Status	Regular
NFIP Map Number or Community-Panel Number	18035C0240D
Curr Eff Map date	7/4/2011
LOMA/LOMR (if Applicable)	-
Case No.	-
LOMC Eff Date	-
Flood Zone	X
Date of Determination	6/27/2024
Comments	PARCEL IS IN ZONE X



LN# LL-SO-00567

Address: 6300 S PROCTOR Rd, Muncie, IN 47302

Flood Zone: X

PROPERTY CARD

18-10-36-477-004.000-021

General Information

Parcel Number
18-10-36-477-004.000-021

Local Parcel Number
1036477004000

Tax ID:
1800726000

Routing Number
10-36-H- -065.

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

Year: 2024

Location Information

County
Delaware

Township
SALEM TOWNSHIP

District 021 (Local 021)
SALEM

School Corp 1940
DALEVILLE COMMUNITY SCHOO

Neighborhood 180012-021
RURAL RESIDENTIAL/AGRICULT

Section/Plat

Location Address (1)
6300 S PROCTOR RD
DALEVILLE, IN 47334

Zoning

Subdivision

Lot

Market Model
180012-510-599

GOOD DAVID & BRANDY GOOD

Ownership

GOOD DAVID & BRANDY GOOD
6300 SOUTH PROCTOR RD
MUNCIE, IN 47302

Legal

PT SE QTR SE QTR 1.3800Acres STR: 362009 IN:
OUT:

6300 S PROCTOR RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/03/2016	GOOD DAVID & BRA		QC	2016R/07126		I
03/01/2009	GOOD BRANDY L		ND	/		I

RURAL RESIDENTIAL/AGR

1/2

Notes



Res

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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
02/26/2024	As Of Date	04/22/2024	04/17/2023	04/13/2022	04/12/2021	03/25/2020
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$19,300	Land	\$19,300	\$19,300	\$19,300	\$19,300	\$19,300
\$16,800	Land Res (1)	\$16,800	\$16,800	\$16,800	\$16,800	\$16,800
\$2,500	Land Non Res (2)	\$2,500	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$2,500	\$2,500	\$2,500	\$2,500
\$146,500	Improvement	\$146,500	\$122,300	\$112,500	\$102,200	\$86,100
\$146,500	Imp Res (1)	\$146,500	\$121,800	\$112,000	\$101,700	\$85,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$500	\$500	\$500	\$500
\$165,800	Total	\$165,800	\$141,600	\$131,800	\$121,500	\$105,400
\$163,300	Total Res (1)	\$163,300	\$138,600	\$128,800	\$118,500	\$102,400
\$2,500	Total Non Res (2)	\$2,500	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$3,000	\$3,000	\$3,000	\$3,000

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	\$17,600	\$17,600	\$17,600	0%	0.9500	100.00	0.00	0.00	\$16,720
91	A		0	0.3800	1.00	\$7,000	\$7,000	\$2,660	0%	0.9500	0.00	100.00	0.00	\$2,530

Land Computations

Calculated Acreage	1.38
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.38
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	0.38
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00



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Address: 6300 S PROCTOR Rd, Muncie, IN 47302

Flood Zone: X

18-11-31-351-004.000-012

GOOD DAVID

6300 ADJ S PROCTOR RD

501, Vacant - Unplatted (0 to 9.99 Acres)

RURAL RESIDENTIAL/1901

1/2

General Information

Parcel Number

18-11-31-351-004.000-012

Local Parcel Number

1131351004000

Tax ID:

1900545000

Routing Number

11-31-E- -009.

Property Class 501

Vacant - Unplatted (0 to 9.99 Acres)

Year: 2024

Location Information

County

Delaware

Township

MONROE TOWNSHIP

District 012 (Local 012)

MONROE

School Corp 1900

COWAN COMMUNITY

Neighborhood 190110-012

RURAL RESIDENTIAL

Section/Plat

Location Address (1)

6300 ADJ S PROCTOR RD

MUNCIE, IN 47302

Zoning

Subdivision

Ownership

GOOD DAVID

GOOD BRANDY

6300 S PROCTOR RD

MUNCIE, IN 47302-8872

Legal

PT SW QTR SW QTR 0.6200Acres STR: 312010 IN:
OUT:



Transfer of Ownership

Date

03/01/2009

Owner

GOOD DAVID

Doc ID

ND

Code

/

Book/Page

I

Adj Sale Price

V/I

Notes

Valuation Records (Work In Progress values are not certified values and are subject to change)						
2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
03/18/2024	As Of Date	04/22/2024	04/17/2023	04/13/2022	04/12/2021	03/25/2020
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$4,100	Land	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$4,100	Land Non Res (3)	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$4,100	Total	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$4,100	Total Non Res (3)	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
91	A		0	0.6200	1.00	\$7,000	\$7,000	\$4,340	0%	0.9480	0.00	0.00	100.00	\$4,110

Land Computations

Calculated Acreage	0.62
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.62
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00

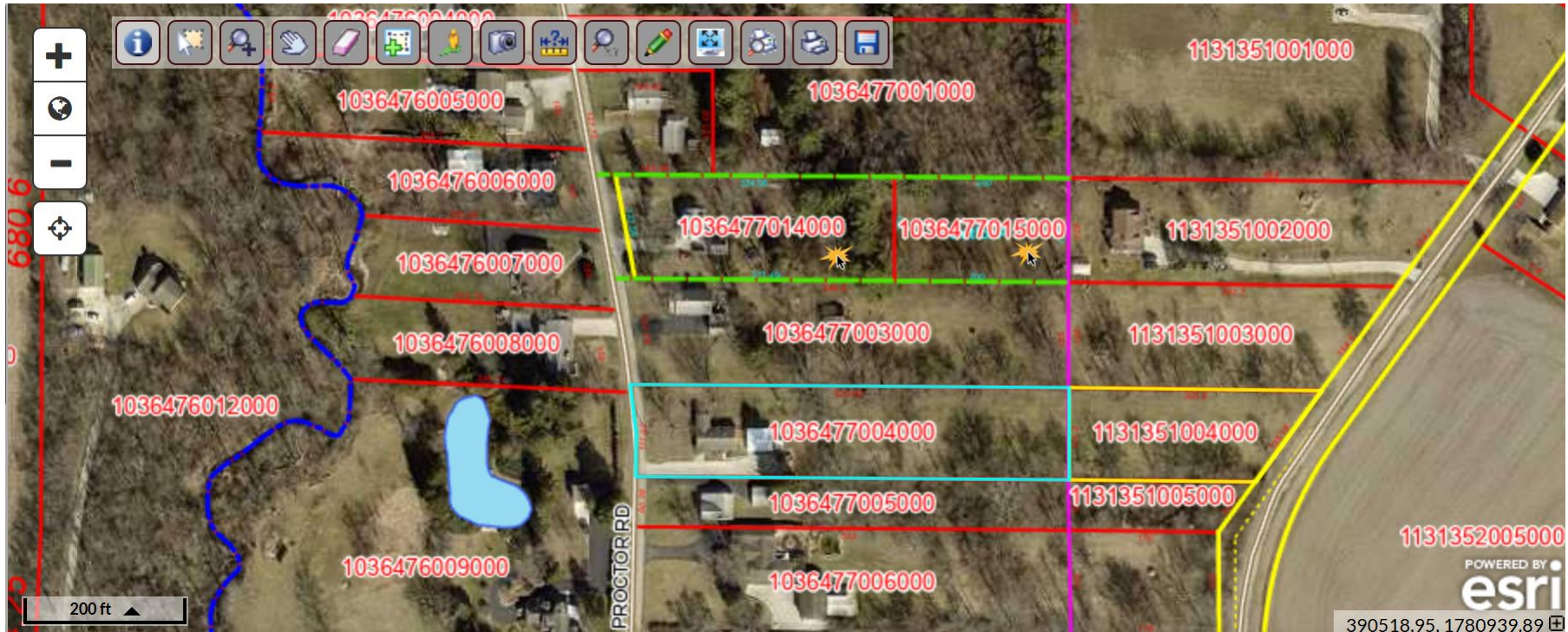


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Flood Zone: X

GIS MAP





FEMA's National Flood Hazard Layer (NFHL) Viewer

with Web AppBuilder for ArcGIS

-85.444163, 40.136492

Show search results for -85.444...

ZONE X

Zone AE

DELAWARE COUNTY 180051

18035C0240D eff. 7/4/2011

SUBJECT AREA

18035C0243D eff. 7/4/2011

600ft

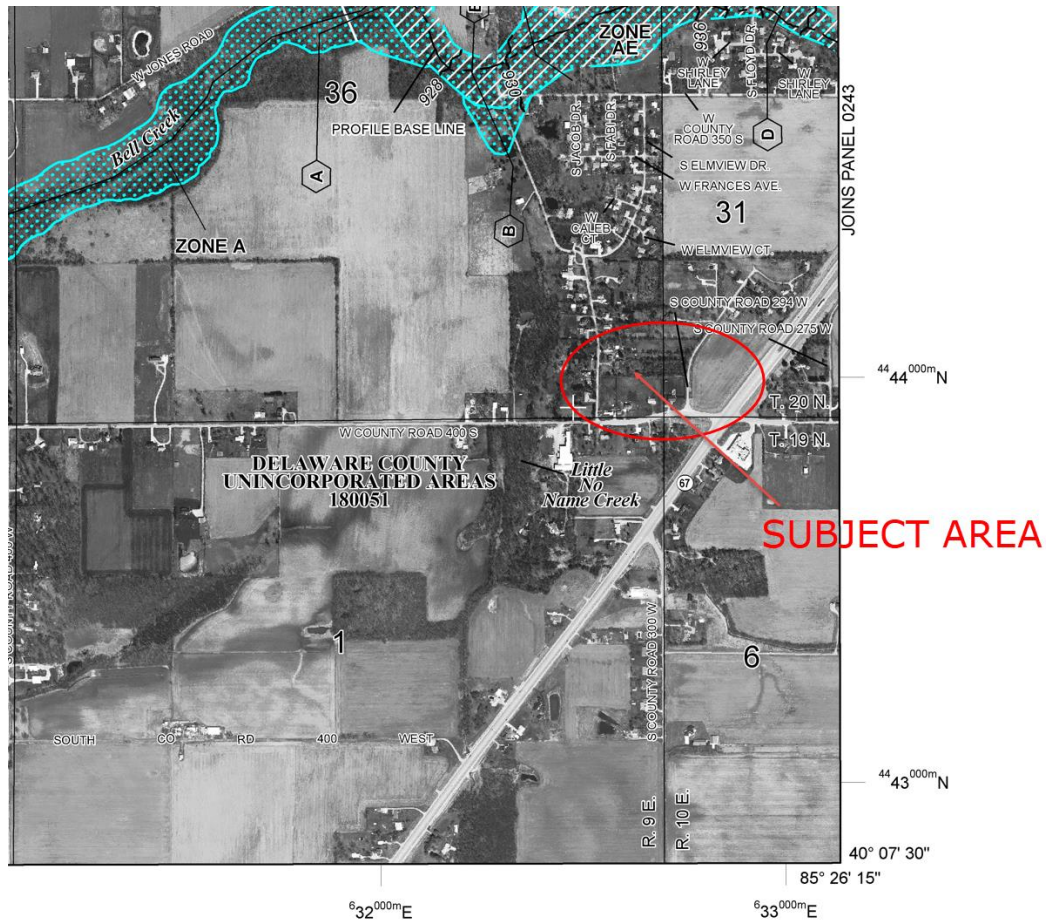


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FIRMETTE – 18035C0240D



PANEL 0240D			
FIRM			
FLOOD INSURANCE RATE MAP			
DELAWARE COUNTY, INDIANA			
AND INCORPORATED AREAS			
PANEL 240 OF 400			
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)			
CONTAINS:			
COMMUNITY	NUMBER	PANEL	SUFFIX
DELAWARE COUNTY	180051	0240	D
<p>Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.</p>			
<p>MAP NUMBER 18035C0240D</p>			
<p>EFFECTIVE DATE JULY 4, 2011</p>			
Federal Emergency Management Agency			