

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
85-14-07-304-032.000-007
Parent Parcel Number

Property Address
1863 S LAKEVIEW EST

Neighborhood
850612 LAKEVIEW ESTATES

Property Class
510 Res 1 fam dwelling platted lot

TAXING DISTRICT INFORMATION

Jurisdiction 85 WABASH
Area 006 NOBLE
District 007
Section & Plat 032.000
Routing Number 45L.20

Site Description

Topography:
Level
Public Utilities:
Water, Sewer, Electric
Street or Road:
Paved
Neighborhood:
Improving
Zoning:
Legal Acres:
0.0000

OWNERSHIP

RICHTER GREGORY A & DEBRA S
1863 S LAKEVIEW EST
WABASH, IN 46992
LAKEVIEW EST S 100'' 13

Tax ID 0060030400

TRANSFER OF OWNERSHIP

Date
10/10/1995 CURLESS ROBERT M Doc #: 0
\$97000

Printed 01/13/2009 Card No. 1 of 1

RESIDENTIAL

VALUATION RECORD

Assessment Year	Reason for Change	Assessment Year					Homestead Allocations	
		03/01/2002	03/01/2006	03/01/2007	03/01/2008	03/01/2008	Residential	Non-Residential
VALUATION L	4Y Reval	15600	15600	15600	15600	15600	15600	0
Appraised ValueB	Trending	100400	118400	120600	123500	123500	120500	3000
	Trending	116000	134000	136200	139100	139100	136100	3000
VALUATION L	Trending	15600	15600	15600	15600	15600	15600	0
True Tax Value B	Trending	100400	118400	120600	123500	123500	120500	3000
	Trending	116000	134000	136200	139100	139100	136100	3000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor						
Soil ID	Acreage	200	-or-	Base	Adjusted	Extended	Influence	Value	
-or-	-or-	Effective	Depth Factor	Rate	Rate	Value	Factor		
Actual	Effective	Depth	-or-						
Frontage	Frontage	Depth	Square Feet						
100.0	100	240	1.04	150.00	156.00	15600		15600	

Supplemental Cards

TRUE TAX VALUE 15600

FARMLAND COMPUTATIONS

Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
TOTAL ACRES FARMLAND
TRUE TAX VALUE

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)

Supplemental Cards
TOTAL LAND VALUE

15600

IMPROVEMENT DATA

03

02

04

PHYSICAL CHARACTERISTICS

Occupancy: Single family
Story Height: 1.0
Finished Area: 1872
Attic: None
Basement: None

ROOFING

Material: Asphalt shingles

FLOORING

Sub and joists 1.0
Carpet 1.0
Unfinished 1.0

EXTERIOR COVER

1/6 Masonry 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms 9
Bedrooms 3
Family Rooms 1
Fireplaces: 2

HEATING AND AIR CONDITIONING

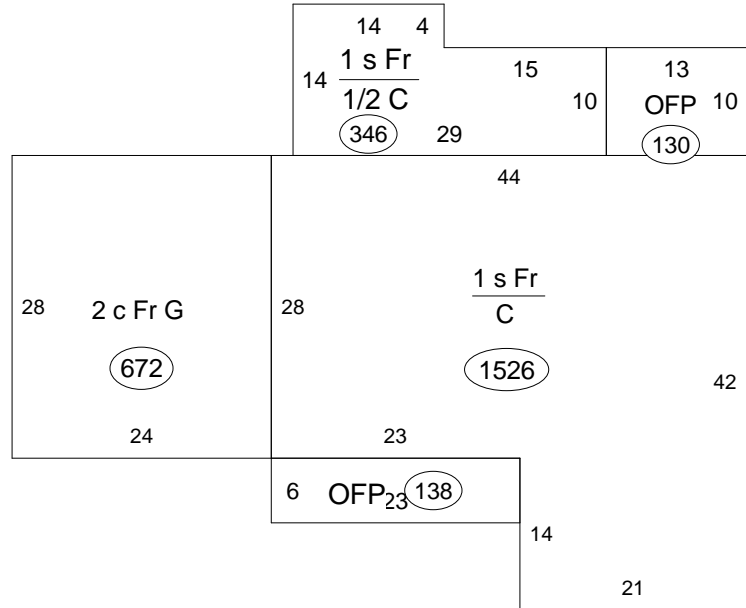
Primary Heat: Heat pump
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 1872 0 0

PLUMBING

#	
3	Fixt. Baths 6
2	Fixt. Baths 2
1	Kit Sink 1
1	Water Heat 1
TOTAL 10	

REMODELING AND MODERNIZATION

Amount Date



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame w/sh	1872	1.0	1872	90000	

1872 Crawl ---- 9100

TOTAL BASE 99100

Row Type	Adjustment	Value
SUB-TOTAL	1.00%	99100

0	Interior Finish	0
0	Ext Lvg Units	0
0	Basement Finish	0
	Fireplace(s)	2400
	Heating	0
	Air Condition	3200
	Frame/Siding/Roof	1400
	Plumbing Fixt: 10	3500

	SUB-TOTAL ONE UNIT	109600
	SUB-TOTAL 0 UNITS	109600

Exterior Features Description	Value	Garages	
OFF	4000	0 Integral	0
OFF	3500	672 Att Garage	12600
		0 Att Carports	0
		0 Bsmt Garage	0
		Ext Features	7500

	SUB-TOTAL	129700
Quality Class/Grade		C+1

GRADE ADJUSTED VALUE 129380

SPECIAL FEATURES

Description	Value
D :MAS	1000
MAS-STK	1400
02 :L	0

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year	Eff Year	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value		
D :MAS	1000	D	DWELL	0.00	C+1	1978	1978	G	0.00	Y	0.00	1872	129380	19	0	115	100	120500	
MAS-STK	1400	G01	ATTGAR	0.00	1			AV	18.75	N	18.75	24x 28	12600	0	0	100	100	0	
02 :L	0	02	UTLSHED	10.00	1	C	1986	1986	AV	0.00	Y	0.00	12x 16	0	0	SV	100	0	1000
		03	LEANTO	7.00	1	C	1987	1987	AV	0.00	N	0.00	10x 14	0	0	SV	100	0	400
		04	GAZEBO	0.00		C	1990	1990	AV	24.30	N	23.09	85	1960	20	0	100	100	1600

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

RWG 11/09/2000

KS 06/20/2002

Neigh 850612 AV

TOTAL IMPROVEMENT VALUE

123500