General Information

Parcel Number
89-07-09-300-310.000-013

Local Parcel Number
08-09-300-310.000-08

Tax ID:
008-00518-00

Routing Number

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

Year: 2023

Location Information

County
WAYNE

Township
GREENE TOWNSHIP

District 013 (Local 008)
GREENE TOWNSHIP

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 985073-008
GREENE-985073 (008)

Section/Plat
0809300

Location Address (1)
7160 ORA PITTS RD
WILLIAMSBURG, IN 47393

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2024

Ownership

CONES, ROBERT & KASIE
7160 ORA PITTS RD
WILLIAMSBURG, IN 47393

Legal

PT E SIDE SW 9-17-14 4.003A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/11/2015	CONES, ROBERT & K	AC#7655	CO	/	$0	I
02/11/2015	CONES, ROBERT & K	2015001145	WD	/	$123,000	I
01/01/1900	NEWTON, GREGORY	2015001145	WD	/	$123,000	I

Notes

8/25/2020 Misc: 2021 GENERAL REVAL

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/10/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$22,300	**Land**	**$22,300**	**$21,900**	**$21,900**	**$21,700**	**$21,700**
$13,900	Land Res (1)	$13,900	$13,700	$13,700	$13,500	$13,500
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$8,400	Land Non Res (3)	$8,400	$8,200	$8,200	$8,200	$8,200
$107,800	**Improvement**	**$107,800**	**$109,100**	**$100,400**	**$101,800**	**$109,400**
$93,600	Imp Res (1)	$93,600	$94,700	$87,200	$85,800	$92,900
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$14,200	Imp Non Res (3)	$14,200	$14,400	$13,200	$16,000	$16,500
$130,100	**Total**	**$130,100**	**$131,000**	**$122,300**	**$123,500**	**$131,100**
$107,500	Total Res (1)	$107,500	$108,400	$100,900	$99,300	$106,400
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$22,600	Total Non Res (3)	$22,600	$22,600	$21,400	$24,200	$24,700

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.000000	1.00	$13,900	$13,900	$13,900	0%	100%	1.0000	$13,900
91	A		0	2.723000	1.00	$3,100	$3,100	$8,441	0%	0%	1.0000	$8,440
82	A	GE	0	0.280000	1.02	$1,900	$1,938	$543	-100%	0%	1.0000	$00

Land Computations

Calculated Acreage	4.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	4.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.28
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	2.72
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 / Classifed Value	$0
Homesite(s) Value	$13,900
91/92 Value	$8,400
Supp. Page Land Value	
CAP 1 Value	$13,900
CAP 2 Value	$0
CAP 3 Value	$8,400
Total Value	**$22,300**

Data Source External Only **Collector** 05/13/2020 bb **Appraiser** 08/25/2020 Gavin Wicks

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1347 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [ ] Slab
- [x] Carpet
- [x] Sub & Joist
- [ ] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

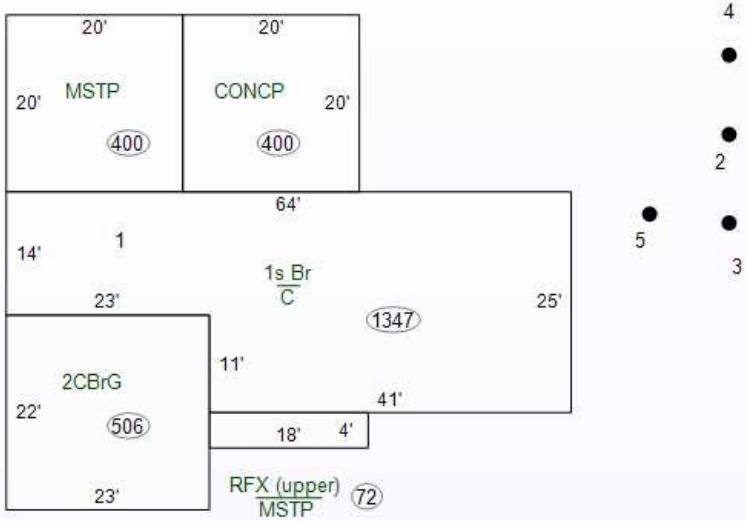
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Stoop, Masonry	400	$5,000
Stoop, Masonry	72	$2,100
Canopy, Roof Extension	72	$1,000
Patio, Concrete	400	$2,100



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1347	1347	$106,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1347	0	$6,800	
Slab					

	Total Base	$112,900
Adjustments	**1 Row Type Adj. x 1.00**	$112,900
Unfin Int (-)		$0
Ex Liv Units (+)		$0
Rec Room (+)		$0
Loft (+)		$0
Fireplace (+)	MS:1 MO:1	$4,500
No Heating (-)		$0
A/C (+)	1:1347	$3,300
No Elec (-)		$0
Plumbing (+ / -)	7 – 5 = 2 x $800	$1,600
Spec Plumb (+)		$0
Elevator (+)		$0
	Sub-Total, One Unit	$122,300
	Sub-Total, 1 Units	
Exterior Features (+)	$10,200	$132,500
Garages (+) 506 sqft	$15,700	$148,200
	Quality and Design Factor (Grade)	1.00
	Location Multiplier	0.87
	Replacement Cost	$128,934

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Brick	C	1969	1969	54	A		0.87		1,347 sqft	$128,934	40%	$77,360	0%	100%	1.210	1.0000	$93,600
2: Car Shed	0%	1		E	2008	2008	15	F	$10.10	0.87	$1.40	18'x20'	$502	35%	$330	0%	100%	1.210	1.0000	$400
3: Detached Garage/Boat	0%	1	Wood Frame	E	2005	2005	18	F	$35.01	0.87	$10.73	18'x26'	$5,023	27%	$3,670	0%	100%	1.210	1.0000	$4,400
4: Porch- Open frame or	0%	1		C	2009	2009	14	A		0.87		6'x16'	$4,263	13%	$3,710	0%	100%	1.210	1.0000	$4,500
5: Utility Shed	0%	1		C+1	2009	2009	14	A	$17.72	0.87	$16.19	16'x26'	$6,734	40%	$4,040	0%	100%	1.210	1.0000	$4,900

Total all pages $107,800 **Total this page** $107,800