

General Information

Parcel Number 89-09-23-000-426.000-004
Local Parcel Number 30-23-000-426.008-03

Tax ID: 003-00184-00

Routing Number

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

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 004 (Local 003)
School Corp 8360
Neighborhood 934008-003
Section/Plat 3023000
Location Address (1) 8740 W US HIGHWAY 40

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2027

Ownership

SNOWDEN, TRACI D
637 SW 21ST ST
RICHMOND, IN 47374

Legal

PT SE SEC 23-16-13 & PT NE SEC 26-16-13 1.17A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/26/2024 SNOWDEN, TRACI D and 01/01/1900 CROSS, ALDEN L.

Notes

10/16/2018 Misc: 2019 GENERAL REVALUATION: REMOVED SHED

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

Table with 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).

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

Table with columns: 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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (1.17), Actual Frontage (0), Developer Discount, Parcel Acreage (1.17), 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 (0.17), 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 (\$21,800), 91/92 Value (\$1,100), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$1,100), CAP 3 Value (\$0), Total Value (\$22,900).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1260 sqft
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	80	\$2,300
Porch, Enclosed Frame	90	\$9,400
Wood Deck	144	\$3,700

Plumbing

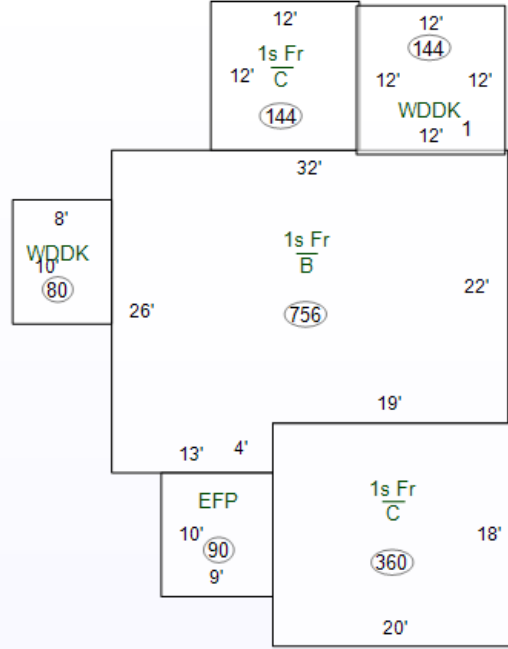
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
WDDK 10' (80)	1	\$2,300
WDDK 12' (144)	1	\$3,700
WDDK 12' (144)	1	\$3,700
WDDK 12' (144)	1	\$3,700
1s Fr B (756)	1	\$21,977
1s Fr C (360)	1	\$10,990
EFP 10' (90)	1	\$2,300
WDDK 8' (80)	1	\$2,300

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1260	1260	\$121,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	756	0	\$29,600	
Crawl	504	0	\$5,700	
Slab				

Total Base	\$156,300
Adjustments	1 Row Type Adj. x 1.00
Total	\$156,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$156,300
Sub-Total, 1 Units	\$156,300
Exterior Features (+)	\$15,400
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.80
Location Multiplier	0.85
Replacement Cost	\$116,756

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	Wood Fr	D	1939	1939	86	A		0.85		2,016 sqft	\$116,756	50%	\$58,380	0%	100%	1.270	1.000	100.00	0.00	0.00	\$74,100
2: Detached Garage/Boat H	1	Wood Fr	C	1939	1939	86	F	\$41.04	0.85	\$34.88	21'x30'	\$21,977	50%	\$10,990	0%	100%	1.270	1.000	100.00	0.00	0.00	\$14,000
3: Utility Shed	1	SV	D	2000	2000	25	F		0.85		8'x12'		60%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0