

FRANKLIN TWP / CELINA SD

09-20-227-018

Property Class: 510

Neighborhood
095LA20-LA20

Map: 05F

Block:

Card: 96

Bk: Pg:

09-014200.0000

LYNCH MARY JANE

LYNCH MARY JANE
3103 BOESON AVE
CONNERSVILLE, IN 47331

LEGAL INFORMATION

SOUTH BAY ADDITION
IN LOT 11
RTS: 003-06-20

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	LYNCH MARY JANE	3103 BOESON AVE	CONNERSVILLE	IN	47331	07/12/2021	43,000	WDC : 553	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	DOLL WILLIAM D ETAL	1349 SANDERS CT	TROY	OH	45373	06/10/2020	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	DOLL C STEPHEN	837 HICKORY LN	TROY	OH	45373	03/04/1996	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: DA DATE: 04/27/2005 TIME: 12:00:00 AM LETTER LETTER REC'D GIS CODE

STREET/ROAD TOPOGRAPHY PU-UTILITIES-PR NEIGHBORHOOD INFLUENCE FACTORS PROPERTY LOCATION

<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input checked="" type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	5477 KARAFIT RD
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$782.20, Other
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input checked="" type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$483.42
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	LOT #6

LAND COMPUTATIONS

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
F:Front	F40 D60	ST350	DP63	ADJ221			8,800	0
TOTAL							8,800	0

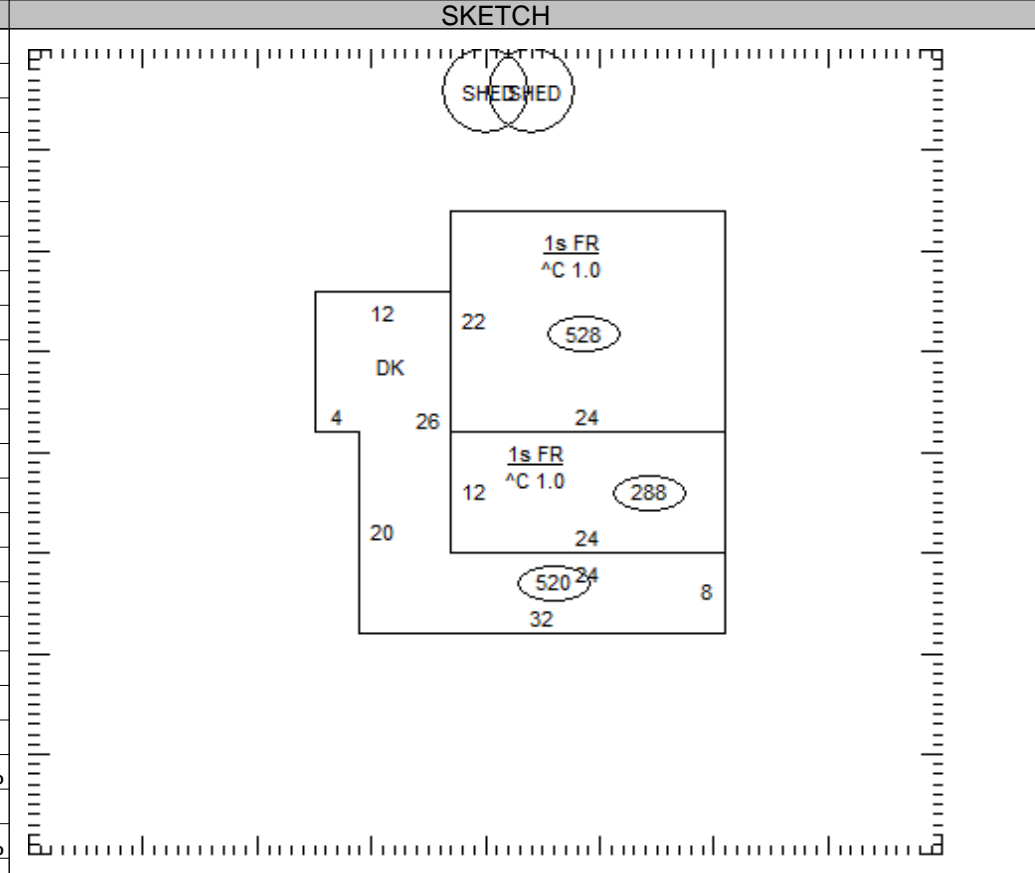
DE17 DESKTOP REVIEW//RMV OFF; CORR WD SIZE

VALUATION SUMMARY

VALUE YEAR	2023	2020	2017	2017				
REASON FOR CHANGE	RAPP	RAPP	RAPP	MISC				
APPRAISED VALUE	<u>LAND</u> 8,800	6,600	6,300	7,400				
	<u>IMPR</u> 56,600	39,900	38,000	38,900				
	<u>TOTAL</u> 65,400	46,500	44,300	46,300				
ASSESSED VALUE	<u>LAND</u> 3,080	2,310	2,210	2,590				
	<u>IMPR</u> 19,810	13,970	13,300	13,620				
	<u>TOTAL</u> 22,890	16,280	15,510	16,210				

OCCUPANCY
 SF DU TR
 CONVERSION
BUILDING TYPE
 MOBILE HOME
 BI/TR LEVEL
 MOD/MAN

FLOOR	AREA	CONST	VALUE
1	816	FR	137,770



ROOFING
 METAL
 SLT/TLE
 SHINGLES
 SHAKES
 COMPOSITE

ROOF TYPE
 WOOD
 STUCCO
 ALM/VYNL
 CONC BLK
 METAL
 BRICK
 STONE

SUBTOTAL			137,770
MULTI-FAMILY #	0		0
BUILDING TYPE	100%		0
BSMT FINISH	0 S.F.		0
FIREPLACE #	0		0
HEATING	0 S.F.		0
AIR COND	816 S.F.		1,350
PLUMBING #	0		0
GARAGES & CARPORTS			0
EXTRA FEATURES			5,300
SUBTOTAL			144,420
GRADE FACTOR			80 %
UNADJUSTED VALUE			115,540
FACTOR			100 %

FLOORS
 CONCRETE
 WOOD
 TILE/COMPO
 CARPET

INT. FINISH
 PLASTER/DW
 PANELING
 UNFINISHED

B	1	2	3	U
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ACCOMMODATIONS
 # OF ROOMS: 4
 BEDROOMS: 2
 FIREPLACES: 0
 HEAT & AC: B 1 2 3 U

OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	816	D		1950		A	115,540	50	57,770		56,600
1 Shed	PP	8x10	80	C		1995		A		47			0
2 Shed		8x10	80	C		1995		A		47			0
3													
4													
5													
6													
7													
8													
9													
10													
11													

PLUMBING
 X FULL BATH
 X HALF BATH
 X FIXTURES

SUBTOTAL			144,420
GRADE FACTOR			80 %
UNADJUSTED VALUE			115,540
FACTOR			100 %

PLUMBING
 NO HEAT
 CTRL HEAT
 HW/STEAM
 ELECTRIC
 HEAT PUMP
 FLR/WALL
 STVE/SPCE
 GEOTHERMAL
 OUTSIDE
 CTRL A/C

SUBTOTAL			144,420
GRADE FACTOR			80 %
UNADJUSTED VALUE			115,540
FACTOR			100 %

09-014200.0000	TOTAL	56,600
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COMMENTS

Dwelling has an Economic Factor of 98%