



23-014100.0200

GRANVILLE TWP-ST HENRY CORP
 ST HENRY SD
 11-21-178-017

LEGAL INFORMATION

Created in 2020 From 23-014100.0100 due to Split

PT N PT
 LOT 21

Acres:0.1660 M:0.0000

Neighborhood CVIL23	
Map:	
Block:	
Card:	
Bk:	Pg:

MGA ENTERPRISE LLC
 MGA ENTERPRISE LLC
 3212 HOMESTRETCH DR
 CARMEL, IN 46032

COMMENT
 TY2022:Net Gen=\$449.52, Other Assessment=\$0.00
 DE21 CHG TO COMM; BLDG CONNECTED TO PCL 23-014500.0000
 DE23 CHK BDLG CODE TO UTIL; DESKTOP RVW



Sales Data						Date
Date	Amount	Deed:Conv#	Use	Valid	Lister:	02/14/23
08/05/2022	0		QCE : X : 0	447	<input type="checkbox"/>	Pricer:
08/07/2020	75,000		WDC : 533	599	<input checked="" type="checkbox"/>	Reviewer:
					<input type="checkbox"/>	Final:
					<input type="checkbox"/>	Call Back:
					<input type="checkbox"/>	Visit:

VALUATION SUMMARY				
VALUE YEAR	2023	2021	2020	2020
REASON FOR CHANGE	RAPP	MISC	RAPP	MISC
ESTIMATED	4,500	2,800	7,000	5,900
MARKET VALUE	31,540	24,580	16,000	14,800
	<u>TOTAL</u>	36,040	27,380	23,000
ASSESSED	1,580	980	2,450	2,070
VALUE	11,040	8,600	5,600	5,180
	<u>TOTAL</u>	12,620	9,580	8,050

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	ZONING
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> AG-RES
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	

INFLUENCE FACTORS		
A. NO ROAD	E. SZ/SHAPE	I. WATER FRONT
B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
R:Rear	F71 FD100 RD102		ST200 DP32 ADJ64				4,500	0
Totals:							4,500	0



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VALUATION SUMMARY			
VALUE YEAR		2020	2020
REASON FOR CHANGE		MISC	MISC
ESTIMATED	LAND	15,100	15,100
MARKET VALUE	IMPR	14,800	0
	TOTAL	29,900	15,100
ASSESSED	LAND	5,290	5,290
VALUE	IMPR	5,180	0
	TOTAL	10,470	5,290

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B. TOPGRHY	F. RESTRICT	J. OTHER/CDU
C. Ex Front	G. WOOD LT	
D. QUANTITY	H. VACANCY	

LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Totals:						4,500	0	4,500

