

Variance Request No.  
 2020-002

**TOWN OF SPENCER BOARD OF ZONING APPEALS  
 VARIANCE APPLICATION**

**This application must be submitted with the required application fee. All fees are non-refundable regardless of the outcome of the request.**

Has any construction started on the project which is the subject of this variance?  YES  NO

Has a stop work order been issued by the Owen County Building Department for the project that is the subject of this variance?  YES  NO

APPLICANTS			
Name: Rodney Dale & Melinda Lee Beatty			
Address: 376 N. East St.			
City: Spencer	State: IN	Zip Code: 47460	
Telephone #: (812) 828-9264	FAX #: N/A	Email: mlbeatty@indiana.edu	
OWNERS AS SHOWN ON COUNTY TAX RECORDS			
Name: Rodney Dale & Melinda Lee Beatty			
Address: 376 N. East St.			
City: Spencer	State: IN	Zip Code: 47460	
Telephone #: (812) 828-9264	FAX #: N/A	Email: mlbeatty@indiana.edu	
PROPERTY INFORMATION			
Property Address: 376 N. East St.			
Parcel#: Fletchers 1st Lot 14	Lot Size/Acreage: 50' X 150'	Zoning Classification: residential	
Current use of premises: family dwelling			
Proposed use of premises: family dwelling			
Is this property located in a subdivision? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			

2000-0000

UNITED STATES GEOLOGICAL SURVEY  
WATER RESOURCES DIVISION

For information on the availability of this report, contact the National Technical Information Service, Springfield, Virginia 22161-3045.

X

This report is available in microfiche format. For more information, contact the National Technical Information Service, Springfield, Virginia 22161-3045.

X

Robert Dale & Melinda Lee Beatty

310 N. East St.

INDIA

IN

260000

mlb@beattyindiana.com

AIN

(815) 858-2004

Robert Dale & Melinda Lee Beatty

310 N. East St.

INDIA

IN

260000

mlb@beattyindiana.com

AIN

(815) 858-2004

310 N. East St.

INDIA

AIN

(815) 858-2004

family dwelling

family dwelling

X

Variance Request No.

This application is to vary from the terms of Chapter 150 Section 150.07 of the Town of Spencer Zoning and Subdivision Control Ordinance by allowing the following:

*Variance from setback regulations*

Is the variance request for a .....

Use Variance

Design Variance

**IF APPLYING FOR A USE VARIANCE FILL OUT THE SECTIONS BELOW**

I understand that the zoning ordinance does not permit the above change to this property and that in order for this variance to be granted, the request must satisfy all the criteria contained in Title XV, Chapter 152, §152.087. I submit the following grounds for a variance in this case:

The approval will not be injurious to the public health, safety, morals, and general welfare of the community because: *Current shed has flooded numerous times in the last 18 months. Gravel will be added after demo - which is becoming unsafe.*

The use and value of the area adjacent to the property included in this variance will not be affected in a substantially adverse manner because: *Same use just shifting as far as we can w/out covering gas line.*

The need for a variance arises from some condition peculiar to the property involved, and that condition is: *Our gas line runs through the middle of our property.*

The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because: *The time and expense to move gas line and we need to maintain parking for 2 vehicles.*

The approval does not interfere substantially with the Master Plan because: *Ashed already exists. We are trying to update w/ a solid structure, but staying clear of gas line.*

**IF APPLYING FOR A VARIANCE FROM DEVELOPMENTAL STANDARDS FILL OUT THE SECTIONS BELOW**

I understand that the zoning ordinance does not permit the above change to this property and that in order for this variance to be granted, the request must satisfy all the criteria contained in Title XV, Chapter 152, §152.088. I submit the following grounds for a variance in this case:

The approval will not be injurious to the public health, safety, morals, and general welfare of the community because:

The use and value of the area adjacent to the property included in this variance will not be affected in a substantially adverse manner because:

The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property because:

I swear or affirm under the penalties for perjury, that the foregoing representations are true to the best of my knowledge and belief.

*Melinda Betty / Rodney Betty* \_\_\_\_\_ 3/10/20  
Applicant Signature Date

*Melinda Betty / Rodney Betty*  
Printed Name

1950

1950

Advance from school registration

X

... in the last 18 months...  
... which is becoming...  
... some use just sitting...  
... we go about...  
... the middle of...

... the time and expense...  
... we live and we need to maintain...  
... for 2 families...

... are trying to...  
... but...  
... of...

... the...  
... the...  
... the...  
... the...

... the...  
... the...  
... the...  
... the...

... attract...  
... 1/10/50

... 1/10/50

Variance Request No. \_\_\_\_\_

I authorize this application and authorize the Board of Zoning Appeals, its staff, and such other persons as the staff may deem appropriate to enter upon the property involved in this request for the purpose of analyzing this request.

Rodney Dale Beatty  
Owner Signature

3/10/20  
Date

Rodney Dale Beatty  
Printed Name

Melinda Lee Beatty  
Owner Signature

3/10/20  
Date

Melinda Lee Beatty  
Printed Name

\*The following documentation is to be supplied at the time of submission of the variance application:

- Deed
- Site Plan (must include any property improvements, septic placement, setbacks, and any other intended uses)
- Certified List of adjacent landowners
- Authorization of Owner, if not fee simple owner
- Copy of Restrictive Covenants if property is in subdivision
- Application Fee (Non-refundable)

**OFFICE USE ONLY**

If Necessary, Health Board Approval? <input type="checkbox"/> YES <input type="checkbox"/> NO	
Recommendations or Requirements:	
Initial on-site inspection complete? <input type="checkbox"/> YES <input type="checkbox"/> NO	By Whom: _____
Recommendations or Requirements:	

March 19, 2020

Town of Spencer

re: variance request

As homeowners in Spencer for 20 yrs. we have never experienced routine flooding until the new home construction North of our boundary. As a result our one out building has flooded repeatedly. This shed we believe is as old as our home, which was built in 1926. Due to the age of the shed and knowing there are expenses involved with our variance request we ask for a partial reduction of the \$450 fee.

As an example, we are suggesting \$125- to be paid as soon as approved.

Thank you for your consideration.

~~Rodney Dale Beatty~~  
Rodney Dale Beatty

~~Melinda Lee Beatty~~  
Melinda Lee Beatty

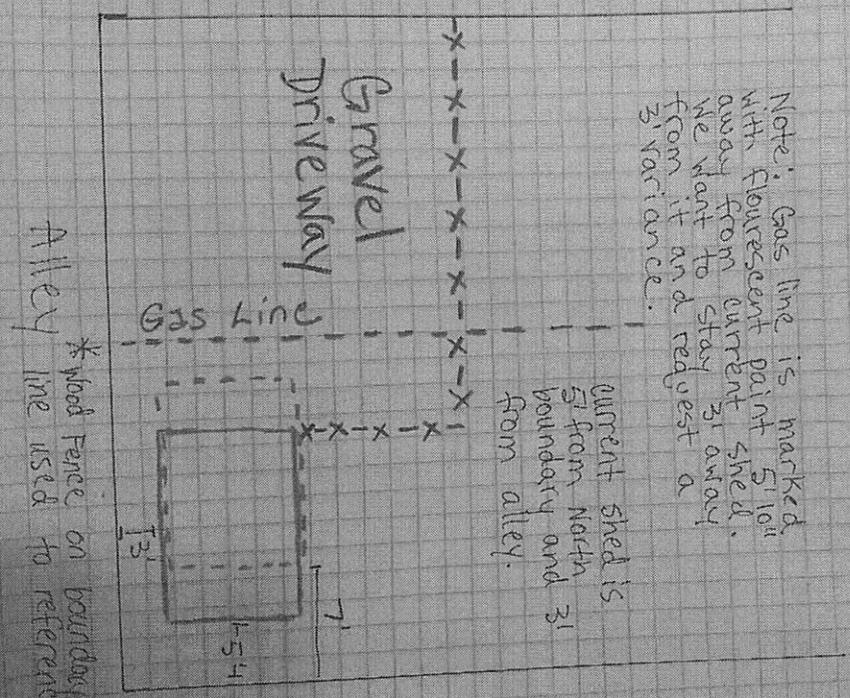
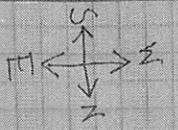


□ = 2 feet  
— Property line

Rodney & Melinda Beatty  
376 N. East St.  
50' x 150'  
— current shed (103' x 146")  
-- NEW shed (10 x 4)

Note: Gas line is marked with fluorescent paint 5' 10" away from current shed. We want to stay 3' away from it and request a 3' variance.

current shed is 5' from North boundary and 3' from alley.



\* wood fence on boundary used to reference \*

MAR 02 1999

RECEIVED FOR RECORD

Auditor Owen County  
*Robert Hall*

This 2nd day of March 1999  
at 8:30 o'clock A m  
and recorded in Deed record no. 191 p287

Mail Tax Statements To:

376 N. East St  
Spencer, IN 47460

*Margaret Sacher*  
Recorder Owen County

TAX DUPLICATE NUMBER

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Toby Lee Hallows and Laura L. Hallows, husband and wife, of Owen County, in the State of Indiana, CONVEY AND WARRANT to Rodney Dale Beatty and Melinda Lee Beatty, husband and wife, of Owen County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration not herein expressed, the receipt whereof is hereby acknowledged, the following described Real Estate in Owen County, in the State of Indiana, to-wit:

Lot Number Fourteen (14) in Fletcher's First Addition to the Town of Spencer, Indiana.

This conveyance made and accepted subject to the taxes being pro-rated to date of this deed and all taxes falling due and payable thereafter, which said taxes the Grantees herein expressly assume and agree to pay.

Subject to all easements and restrictions of record.

In Witness Whereof, the said grantors have hereunto set their hands and seals this 27th day of February, 1999.

*Toby Lee Hallows*  
Toby Lee Hallows

*Laura L. Hallows*  
Laura L. Hallows

STATE OF INDIANA, COUNTY OF OWEN, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 27th day of February, 1999 personally appeared the within named Toby Lee Hallows and Laura L. Hallows, husband and wife, Grantors in the above conveyance and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned, and Grantors also swore to the truth of all statements made in this deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



*Rita J. Keller*  
Notary Public

RITA J. KELLER, Notary Public.  
Residing in Monroe County, Indiana  
My commission expires March 25, 2000.

My commission expires: \_\_\_\_\_

This instrument prepared by Edward F. McCrea, Attorney, 119 South Walnut, Bloomington, Indiana 47404  
- (99-00168.w40)

60-10-21-300-400.179-028

Beatty Rodney Dale & Melinda D

376 N EAST ST

510, 1 Family Dwell - Platted Lot

RESIDENTIAL HOMESITES 1/2

**General Information**

Parcel Number  
60-10-21-300-400.179-028  
Local Parcel Number  
60-10-21-300-400.179-028  
Tax ID:

**Ownership**

Beatty Rodney Dale & Melinda Dale  
376 N East St  
Spencer, IN 47460-1408

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/02/1999	Beatty Rodney Dale &		WD	/	\$0	I
07/10/1995	BETTY RODNEY DAL		WD	/	\$0	I
07/10/1995	MC KINNEY ALTA		WD	/	\$0	I
04/29/1993	MC KINNEY ALTA		WD	/	\$0	I
04/29/1993	STALEY WILLIAM G.		WD	/	\$0	I
01/01/1900	STALEY WILLIAM G.		WD	/	\$0	I

**Notes**

4/4/2013 PERM: SP08-1044 Added addition to back of house per building permit.  
4/4/2013 ReAs: Reassessment 2012 NO NEW CHANGES

Routing Number  
sp-16-36

Property Class 510  
1 Family Dwell - Platted Lot

**Legal**

FLETCHERS 1ST ADD LOT 14



**Res**

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

Year: 2019	Assessment Year	2019	2018	2017	2016	2015
WIP	Reason For Change	AA	AA	AA	AA	AA
07/19/2019	As Of Date	01/01/2019	01/01/2018	01/01/2017	01/01/2016	03/01/2015
Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>				
\$19,900	Land	\$19,900	\$19,900	\$16,400	\$16,400	\$16,400
\$19,900	Land Res (1)	\$19,900	\$19,900	\$16,400	\$16,400	\$16,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$84,800	Improvement	\$84,700	\$79,000	\$71,000	\$71,000	\$69,500
\$84,300	Imp Res (1)	\$84,200	\$78,500	\$70,400	\$70,400	\$68,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$500	Imp Non Res (3)	\$500	\$500	\$600	\$600	\$600
\$104,700	Total	\$104,600	\$98,900	\$87,400	\$87,400	\$85,900
\$104,200	Total Res (1)	\$104,100	\$98,400	\$86,800	\$86,800	\$85,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$500	Total Non Res (3)	\$500	\$500	\$600	\$600	\$600

**Location Information**

County  
Owen  
Township  
WASHINGTON TOWNSHIP  
District 028 (Local 061)  
SPENCER TOWN  
School Corp 6195  
SPENCER-OWEN COMMUNITY  
Neighborhood 912247-028  
RESIDENTIAL HOMESITES  
Section/Plat  
21  
Location Address (1)  
376 N EAST ST  
SPENCER, IN 47460

**Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 126', CI 50' X 126')**

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		50	0.1400	2.46	\$57,816	\$142,227	\$19,912	0%	100%	1.0000	\$19,910

Zoning

Subdivision

Lot

Market Model  
Outbuilding Factors

**Characteristics**

Topography Level   
Flood Hazard   
Public Utilities All   
ERA   
Streets or Roads Paved, Sidewalk   
TIF

Neighborhood Life Cycle Stage  
Static

Printed Saturday, October 26, 2019  
Review Group 2016

**Land Computations**

Calculated Acreage	0.14
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.14
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.14
91/92 Acres	0.00
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	\$19,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$19,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,900

General Information	
Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1496 sqft
Make	

Plumbing		
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

Floor Finish	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

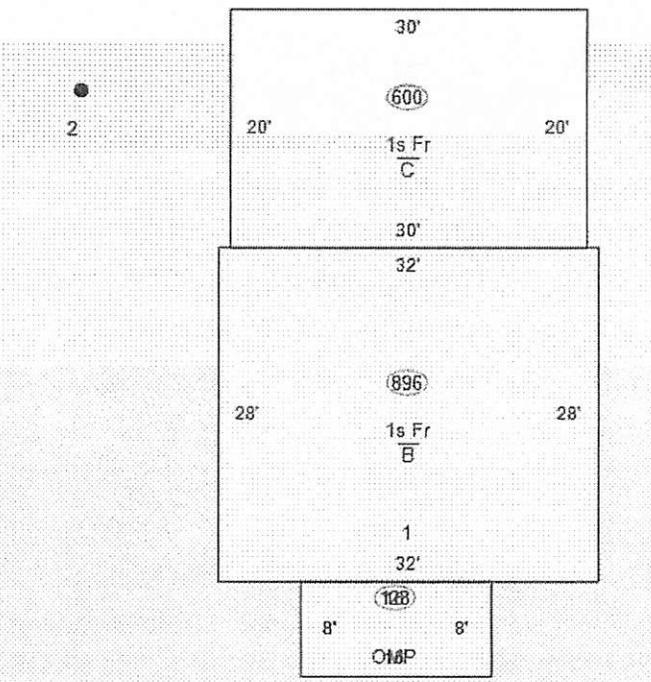
Accommodations	
Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

Wall Finish	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Heat Type	
Central Warm Air	

Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other		

Exterior Features		
Description	Area	Value
Porch, Open Masonry	128	\$0



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor Constr	Base	Finish	Value	Totals
1 1Fr	1496	1496	\$93,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	896	0	\$22,700	
Crawl	600	0	\$4,500	
Slab				

<b>Total Base</b>			\$120,200
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$120,200	
Unfin Int (-)		\$0	
Ex Liv Units (+)		\$0	
Rec Room (+)		\$0	
Loft (+)		\$0	
Fireplace (+)	MS:1 MO:1	\$4,300	
No Heating (-)		\$0	
A/C (+)	1:1496	\$3,400	
No Elec (-)		\$0	
Plumbing (+/-)	5 - 5 = 0 x \$0	\$0	
Spec Plumb (+)		\$0	
Elevator (+)		\$0	

<b>Sub-Total, One Unit</b>			\$127,900
<b>Sub-Total, 1 Units</b>			
Exterior Features (+)	\$5,500	\$133,400	
Garages (+) 0 sqft	\$0	\$133,400	
Quality and Design Factor (Grade)			0.95
Location Multiplier			0.94
<b>Replacement Cost</b>			<b>\$119,126</b>

Summary of Improvements																			
Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	C-1	1923	1960	59 A		0.94		2,392 sqft	\$119,126	40%	\$71,480	0%	100%	1.180	1.0000	\$84,300
2: Utility Shed R 01	0%	1		D	1950	1950	69 F	\$18.89	0.94	\$18.89	10'x14'	\$1,989	70%	\$600	0%	100%	1.000	0.9000	\$500

**LEGAL NOTICE**

**BOARD OF ZONING APPEALS**

The Town of Spencer Board of Zoning Appeals will meet on the 24<sup>th</sup> day of March 2020 at 6:30 p.m. in the Spencer Municipal Building, 90 N West Street, Spencer, Indiana, 47460 in order to hear the following application:

Variance Request No. 2020-002

The request for a variance is to vary from the terms of Chapter 150, Section 150.007 concerning setback regulations.

This application for a variance may be examined in the Office of the Town Clerk-Treasurer, Spencer Municipal Building, 90 N West Street, Spencer, Indiana 47460.

Interested parties may offer an oral opinion at the hearing or may file a written comment concerning the mater to be heard prior to the hearing.

/S/ Rodney Dale Beatty

/S/ Melinda Lee Beatty

March 10, 2020

James O & Doris Hammond  
366 N East St  
Spencer IN 47460

Re: Variance Application to vary from setback  
regulations

Dear Mr. & Mrs. Hammond:

Rodney & Melinda Beatty will be appearing before the Town of Spencer Board of Zoning Appeals on the 24<sup>th</sup> day of March 2020 at 6:30 p.m. to discuss variance request 2020-002. This is a request concerning Chapter 150, Section 150.007 of the Spencer Town Code in order to vary from the setback regulations.

The application for a variance may be examined in the office of the Spencer Town Clerk-Treasurer, Spencer Municipal Building, 90 N West Street, Spencer, Indiana 47460.

As an interested party and adjacent landowner, you are invited to attend the meeting to voice your approval or any concerns that you may have regarding this matter.

Thank you for your attention herein.

Sincerely,  
Rodney & Melinda Beatty

March 10, 2020

Melvin & Rose Marie Bault  
PO Box 586  
Spencer IN 47460

Re: Variance Application to vary from setback  
regulations

Dear Mr. & Mrs. Bault:

Rodney & Melinda Beatty will be appearing before the Town of Spencer Board of Zoning Appeals on the 24<sup>th</sup> day of March 2020 at 6:30 p.m. to discuss variance request 2020-002. This is a request concerning Chapter 150, Section 150.007 of the Spencer Town Code in order to vary from the setback regulations.

The application for a variance may be examined in the office of the Spencer Town Clerk-Treasurer, Spencer Municipal Building, 90 N West Street, Spencer, Indiana 47460.

As an interested party and adjacent landowner, you are invited to attend the meeting to voice your approval or any concerns that you may have regarding this matter.

Thank you for your attention herein.

Sincerely,  
Rodney & Melinda Beatty

March 10, 2020

Montes Juan & Marquita Manuel  
388 N East St  
Spencer IN 47460

Re: Variance Application to vary from setback  
regulations

Dear Mr. & Mrs. Manuel:

Rodney & Melinda Beatty will be appearing before the Town of Spencer Board of Zoning Appeals on the 24<sup>th</sup> day of March 2020 at 6:30 p.m. to discuss variance request 2020-002. This is a request concerning Chapter 150, Section 150.007 of the Spencer Town Code in order to vary from the setback regulations.

The application for a variance may be examined in the office of the Spencer Town Clerk-Treasurer, Spencer Municipal Building, 90 N West Street, Spencer, Indiana 47460.

As an interested party and adjacent landowner, you are invited to attend the meeting to voice your approval or any concerns that you may have regarding this matter.

Thank you for your attention herein.

Sincerely,  
Rodney & Melinda Beatty

March 10, 2020

Tiffani Joy Williams  
373 N Park Ave  
Spencer IN 47460-1563

Re: Variance Application to vary from setback  
regulations

Dear Ms. Williams:

Rodney & Melinda Beatty will be appearing before the Town of Spencer Board of Zoning Appeals on the 24<sup>th</sup> day of March 2020 at 6:30 p.m. to discuss variance request 2020-002. This is a request concerning Chapter 150, Section 150.007 of the Spencer Town Code in order to vary from the setback regulations.

The application for a variance may be examined in the office of the Spencer Town Clerk-Treasurer, Spencer Municipal Building, 90 N West Street, Spencer, Indiana 47460.

As an interested party and adjacent landowner, you are invited to attend the meeting to voice your approval or any concerns that you may have regarding this matter.

Thank you for your attention herein.

Sincerely,  
Rodney & Melinda Beatty

March 10, 2020

Michael Jones & Leslie Kelley  
375 N Park Ave  
Spencer IN 47460

Re: Variance Application to vary from setback  
regulations

Dear Mr. Jones & Ms. Kelley:

Rodney & Melinda Beatty will be appearing before the Town of Spencer Board of Zoning Appeals on the 24<sup>th</sup> day of March 2020 at 6:30 p.m. to discuss variance request 2020-002. This is a request concerning Chapter 150, Section 150.007 of the Spencer Town Code in order to vary from the setback regulations.

The application for a variance may be examined in the office of the Spencer Town Clerk-Treasurer, Spencer Municipal Building, 90 N West Street, Spencer, Indiana 47460.

As an interested party and adjacent landowner, you are invited to attend the meeting to voice your approval or any concerns that you may have regarding this matter.

Thank you for your attention herein.

Sincerely,  
Rodney & Melinda Beatty

60-10-21-300-400.180-028

Hammond James O & Doris

366 N EAST ST

510, 1 Family Dwell - Platted Lot

RESIDENTIAL HOMESITES 1/2

General Information

Parcel Number 60-10-21-300-400.180-028
Local Parcel Number 60-10-21-300-400.180-028
Tax ID:

Ownership

Hammond James O & Doris
366 N East St
Spencer, IN 47460-1408

Legal

FLETCHERS LOT 15

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 1990 to 2016 and owners like Hammond James O & Cirgin James T & Kath.

Notes

3/1/2019 PERM: 4/30/18 #T2018-11
3-1-2019 added det garage to property per field review.
12/19/2017 HMST: HOMESTEAD DEDUCTION JAMES & DORIS HAMMOND 17/18
8/23/2016 RE14: REASSESSMENT 2014 2-19-2015 CHANGED GRADE OF DWELLING TO D+1
8/23/2016 ReAs: Reassessment 2012 NO NEW CHANGES

Routing Number SP-16-37

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2019

Location Information

County Owen
Township WASHINGTON TOWNSHIP
District 028 (Local 061) SPENCER TOWN
School Corp 6195 SPENCER-OWEN COMMUNITY
Neighborhood 912247-028 RESIDENTIAL HOMESITES
Section/Plat 21
Location Address (1) 366 N EAST ST SPENCER, IN 47460

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

Table with columns for Assessment Year (2019, 2018, 2017, 2016) and rows for Land, Improvement, and Total values.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 126', CI 50' X 126')

Table with columns: Land Pricing Type, Soil Method ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, Value.

Zoning

Subdivision

Lot

Market Model
Outbuilding Factors

Characteristics

Topography Level Flood Hazard
Public Utilities All ERA
Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage

Static
Printed Saturday, October 26, 2019

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.17), Actual Frontage (50), Total Acres Farmland (0.00), and Total Value (\$22,800).

Review Group 2016

Data Source N/A

Collector 09/10/2014 JG

Appraiser 03/01/2015 JG

**General Information**

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	2034 sqft
Make	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Open Frame	132	\$0

**Plumbing**

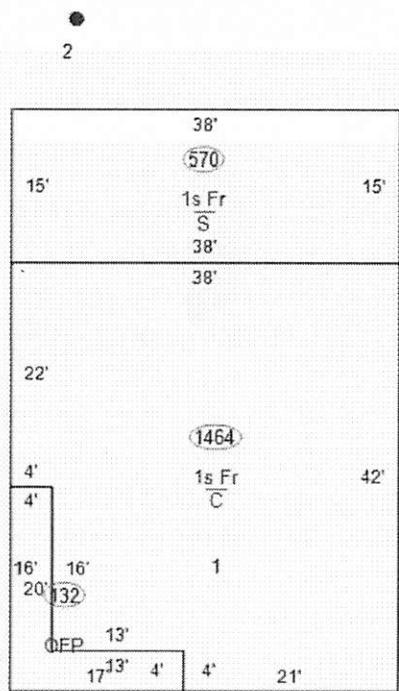
#	TF
Full Bath	2 6
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
<b>Total</b>	<b>4 8</b>

**Accommodations**

Bedrooms	0
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>0</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2034	2034	\$115,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1464	0	\$6,500	
Slab		570	0	\$0	
				<b>Total Base</b>	<b>\$122,000</b>

**Adjustments 1 Row Type Adj. x 1.00 \$122,000**

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:2034 \$4,100
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit \$128,500**

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,200	\$133,700
Garages (+) 0 sqft	\$0	\$133,700
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.94	
<b>Replacement Cost</b>		<b>\$106,826</b>

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	D+1	1992	1992	27 A		0.94		2,034 sqft	\$106,826	28%	\$76,910	0%	100%	1.180	1.0000	\$90,800
2: Detached Garage R 01	100%	1	Wood Frame	D	2018	2018	1 A	\$27.34	0.94	\$27.34	24'x28'	\$13,816	3%	\$13,400	0%	100%	1.000	0.9000	\$12,100

60-10-21-300-400.363-028

Bault Melvin L & Rose Marie

312 E HILLSIDE AVE

510, 1 Family Dwell - Platted Lot

RESIDENTIAL HOMESITES 1/2

General Information

Parcel Number 60-10-21-300-400.363-028
Local Parcel Number 60-10-21-300-400.363-028
Tax ID:

Ownership

Bault Melvin L & Rose Marie
PO Box 586
Spencer, IN 47460-0586

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 06/28/2018, 11/01/2016, 01/01/1900 and owners Bault Melvin L & Rose, T & C Investors LLC, Ran Tru LLC.

Notes

3/1/2019 PERM: 7/2/18 #T2018-19 DWELLING
3-1-2019 added dwelling to property per field review.
2/22/2019 HMST: HOMESTEAD DEDUCTION
MELVIN & ROSE MARIE BAULT 19/20

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Legal

FLETCHERS 1ST ADD PT LOT 12 & FLETCHERS
1ST ADD PT LOT 13 AKA TRACT B



Res

Year: 2019

Location Information

County Owen
Township WASHINGTON TOWNSHIP
District 028 (Local 061)
School Corp 6195
Neighborhood 912247-028
Section/Plat 21
Location Address (1) 312 E HILLSIDE AVE
SPENCER, IN 47460

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

Table with columns: Assessment Year (2019, 2018, 2017), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 132', Cl 132' Base Lot: Res 50' X 126', Cl 50' X 126')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row 1: 9, A, ALOB2, 0, 0.1200, 2.58, \$57,816, \$149,165, \$17,900, 0%, 100%, 1.0000, \$17,900

Zoning

Subdivision

Lot

Market Model
Outbuilding Factors

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, October 26, 2019

Review Group 2016

Data Source N/A

Collector

Appraiser

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.12), Parcel Acreage (0.12), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.12), 91/92 Acres (0.00), 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 (\$17,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$17,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$17,900)

**General Information**

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1409 sqft
Make	

**Plumbing**

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Floor Finish**

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Heat Type**

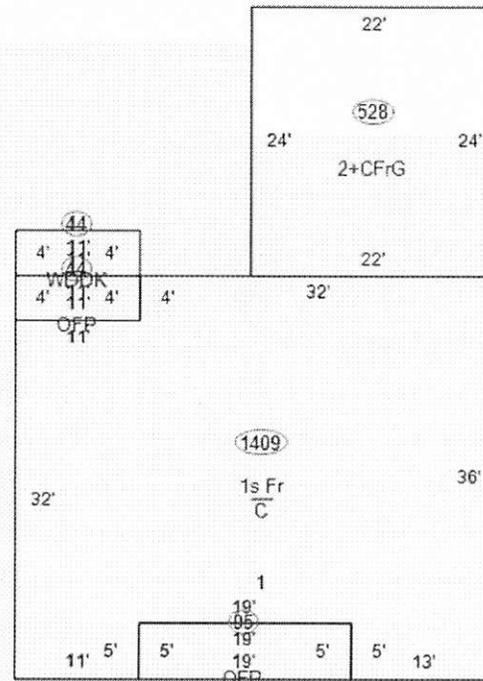
Central Warm Air

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Open Frame	44	\$0
Porch, Open Frame	95	\$0
Wood Deck	44	\$0



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1409	1409	\$89,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1409	0	\$6,300	
Slab				

**Total Base** \$95,700

**Adjustments** 1 Row Type Adj. x 1.00 \$95,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1409	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$101,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,800	\$110,100
Garages (+) 528 sqft	\$14,500	\$124,600
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.94

**Replacement Cost** \$122,980

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	C+1	2018	2018	1	A		0.94		1,409 sqft	\$122,980	2%	\$120,520	0%	100%	1.180	1.0000	\$142,200

60-10-21-300-400.178-028

Montes Juan Manuel & Marquita

388 N EAST ST

510, 1 Family Dwell - Platted Lot

RESIDENTIAL HOMESITES 1/2

General Information

Parcel Number
60-10-21-300-400.178-028
Local Parcel Number
60-10-21-300-400.178-028
Tax ID:

Ownership

Montes Juan Manuel & Marquita
388 N East St
Spencer, IN 47460-1480

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 05/16/2019 to 05/16/2016.

Notes

5/30/2019 HMST: HOMESTEAD DEDUCTION
ELAINE GUINN 17/18
JUAN MANUEL & MARQUITA MONTES 19/20
7/1/2016 PERM: SP08-1060
7/1/2016 RE14: REASSESSMENT 2014
2-19-2015 CHANGED EFF YR TO 1940
7/1/2016 ReAs: Reassessment 2012
NO NEW CHANGES
7/1/2016 FM11: Form 11 Returned
7-7-2014 FORM 11 RETURNED; FORWARD TIME
EXPIRED RETURNED TO
SENDER, CHANGED ADDRESS FROM 388 N
EAST ST SPENCER TO 216 ECHO
LAKE CENTER DR, MOORESVILLE.

Routing Number
sp-16-35

Property Class 510
1 Family Dwell - Platted Lot

Legal

FLETCHERS 1ST ADD PT LOT 12 & FLETCHERS
1ST ADD PT LOT 13 AKA TRACT A



Res

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

Table with columns: Assessment Year (2019-2015), 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).

Year: 2019

Location Information

County: Owen
Township: WASHINGTON TOWNSHIP
District 028 (Local 061)
SPENCER TOWN
School Corp 6195
SPENCER-OWEN COMMUNITY
Neighborhood 912247-028
RESIDENTIAL HOMESITES
Section/Plat: 21
Location Address (1): 388 N EAST ST
SPENCER, IN 47460

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 126', CI 50' X 126')

Table with columns: Land Pricing Soil Type, Method ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Zoning

Subdivision

Lot

Market Model
Outbuilding Factors

Characteristics

Topography Level Flood Hazard
Public Utilities All ERA
Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, October 26, 2019

Review Group 2016

Data Source N/A

Collector 09/10/2014 JG

Appraiser 03/01/2015 JG

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.19), Actual Frontage (90), Developer Discount, Parcel Acreage (0.19), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.19), 91/92 Acres (0.00), 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 (\$24,600), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$24,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$24,600).

**General Information**

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1864 sqft
Make	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

**Exterior Features**

Description	Area	Value
Porch, Open Masonry	465	\$0
Porch, Open Frame	282	\$0
Patio, Concrete	120	\$0

**Plumbing**

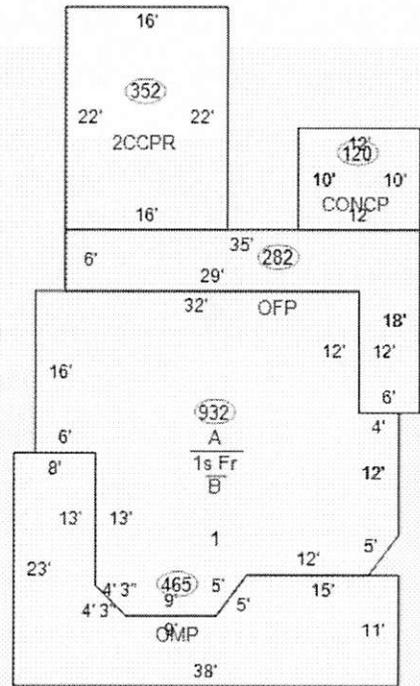
#	TF
Full Bath	2 6
Half Bath	1 2
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	1 1
<b>Total</b>	<b>6 11</b>

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	932	932	\$69,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		932	932	\$15,100	
Bsmt		932	0	\$23,000	
Crawl					
Slab					

**Total Base** \$107,700

**Adjustments** 1 Row Type Adj. x 1.00 \$107,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,300
No Heating (-)		\$0
A/C (+)	1:932 A:932	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$120,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$23,300	\$143,900
Garages (+) 352 sqft	\$4,800	\$148,700
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.94

**Replacement Cost** \$139,778

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	C	1895	1940	79 F		0.94		2,796 sqft	\$139,778	50%	\$69,890	0%	100%	1.180	1.0000	\$82,500

60-10-21-300-400.191-028

Williams Tiffani Joy

373 N PARK AVE

510, 1 Family Dwell - Platted Lot

RESIDENTIAL HOMESITES 1/2

General Information

Parcel Number
60-10-21-300-400.191-028
Local Parcel Number
60-10-21-300-400.191-028
Tax ID:

Ownership

Williams Tiffani Joy
373 N Park Ave
Spencer, IN 47460-1563

Legal

MARKS PT LOT 2 MARKS PT LOT 3

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 01/01/1900 to 07/23/2007 and owners like Williams Tiffani Joy, LANHAM JOSHUA P, TROY BURGESS, MARJORIE LONG.

Notes

4/4/2013 ReAs: Reassessment 2012 NO NEW CHANGES
1/1/1900 RE14: REASSESSMENT 2014 2-19-2015 ADDED CONCRETE PATIO

Routing Number
sp-17-9
Property Class 510
1 Family Dwell - Platted Lot



Res

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

Table with columns: Assessment Year (2019-2015), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Year: 2019

Location Information

County: Owen
Township: WASHINGTON TOWNSHIP
District 028 (Local 061): SPENCER TOWN
School Corp 6195: SPENCER-OWEN COMMUNITY
Neighborhood 912248-028: RESIDENTIAL HOMESITES
Section/Plat: 21
Location Address (1): 373 N PARK AVE, SPENCER, IN 47460

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.15), Actual Frontage (50), Developer Discount, Parcel Acreage (0.15), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.15), 91/92 Acres (0.00), 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 (\$8,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$8,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$8,700).

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 50' X 155', CI 50' X 155')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row 1: 9, A, 50, 0.1500, 2.40, \$24,200, \$58,080, \$8,712, 0%, 100%, 1.0000, \$8,710.

Zoning

Subdivision

Lot

Market Model
Outbuilding Factors

Characteristics

Topography: Level, High
Flood Hazard:
Public Utilities: All
ERA:
Streets or Roads: Paved, Sidewalk
TIF:

Neighborhood Life Cycle Stage
Static

Printed Saturday, October 26, 2019

Review Group 2016

**General Information**

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	2108 sqft
Make	

**Plumbing**

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

**Floor Finish**

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Accommodations**

Bedrooms	4
Living Rooms	0
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>8</b>

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Heat Type**

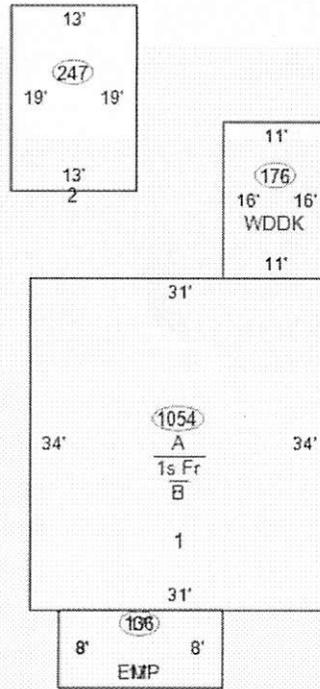
Central Warm Air

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Enclosed Masonry	136	\$0
Wood Deck	176	\$0



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1054	1054	\$75,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1054	1054	\$16,200	
Bsmt		1054	0	\$24,800	
Crawl					
Slab					

**Total Base** \$116,900

**Adjustments** 1 Row Type Adj. x 1.00 \$116,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,300
No Heating (-)		\$0
A/C (+)	1:1054 A:1054	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$124,800

**Sub-Total, 1 Units**

Exterior Features (+) \$11,200 \$136,000

Garages (+) 0 sqft \$0 \$136,000

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.94

**Replacement Cost** \$127,840

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	C	1939	1939	80 A		0.94		3,162 sqft	\$127,840	45%	\$70,310	0%	100%	1.330	1.0000	\$93,500
2: CONCP R	0%	1		C	2013	2013	6 A		0.94		247 sqft	\$1,222	5%	\$1,160	0%	100%	1.000	1.0000	\$1,200

60-10-21-300-400.190-028

Jones Michael C & Leslie R Kelle

375 N PARK AVE

510, 1 Family Dwell - Platted Lot

RESIDENTIAL HOMESITES 1/2

General Information

Parcel Number

60-10-21-300-400.190-028

Local Parcel Number

60-10-21-300-400.190-028

Tax ID:

Routing Number

sp-17-10

Property Class 510

1 Family Dwell - Platted Lot

Year: 2019

Location Information

County

Owen

Township

WASHINGTON TOWNSHIP

District 028 (Local 061)

SPENCER TOWN

School Corp 6195

SPENCER-OWEN COMMUNITY

Neighborhood 912248-028

RESIDENTIAL HOMESITES

Section/Plat

21

Location Address (1)

375 N PARK AVE  
SPENCER, IN 47460

Zoning

Subdivision

Lot

Market Model

Outbuilding Factors

Characteristics

Topography Flood Hazard

Level, High

Public Utilities ERA

All

Streets or Roads TIF

Paved, Sidewalk

Neighborhood Life Cycle Stage

Static

Printed Saturday, October 26, 2019

Review Group 2016

Ownership

Jones Michael C & Leslie R Kelley

375 N Park Avenue

Spencer, IN 47460-1563

Legal

MARKS ADD PT LOT 1 MARKS ADD PT LOT 2



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/06/2018	Jones Michael C & Les	213399	WR	/	\$149,900	I
01/22/2018	Feltner Donald & Lean	211771	SW	/	\$65,000	I
08/07/2017	Soundview Home Loa	209874	SH	/	\$0	I
07/11/2017	Dutsche Bank Nation T	209656	SH	/	\$100,000	I
07/18/2003	Bowman William & Cin		WD	/	\$31,875	I
06/26/1997	RELEFORD BEATTY		WD	/	\$0	I

Res

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

2019	Assessment Year	2019	2018	2017	2016	2015
WIP	Reason For Change	AA	AA	AA	AA	AA
07/19/2019	As Of Date	01/01/2019	01/01/2018	01/01/2017	01/01/2016	03/01/2015
Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>				
\$7,500	Land	\$7,500	\$7,500	\$9,100	\$9,100	\$9,100
\$7,500	Land Res (1)	\$7,500	\$7,500	\$9,100	\$9,100	\$9,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$140,000	Improvement	\$139,600	\$79,600	\$72,200	\$72,200	\$70,200
\$139,600	Imp Res (1)	\$139,200	\$79,100	\$71,700	\$71,700	\$69,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$400	Imp Non Res (3)	\$400	\$500	\$500	\$500	\$500
\$147,500	Total	\$147,100	\$87,100	\$81,300	\$81,300	\$79,300
\$147,100	Total Res (1)	\$146,700	\$86,600	\$80,800	\$80,800	\$78,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$400	Total Non Res (3)	\$400	\$500	\$500	\$500	\$500

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 50' X 155', CI 50' X 155')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		62	0.1200	2.58	\$24,200	\$62,436	\$7,492	0%	100%	1.0000	\$7,490

Notes

7/12/2018 HMST: HOMESTEAD DEDUCTION MICHAEL JONES & LESLIE KELLEY 18/19

4/3/2018 SDFR: SALES DISCLOSURE FORM REVIEW

09/27/2017 - Field review, picture added

03/22/2018 - Field Review, Picture added.

4/4/2013 ReAs: Reassessment 2012 ADDED A CANOPY

4/4/2013 PERM: BUILDING PERMIT SP06-949 SP09-1240

1/1/1900 RE14: REASSESSMENT 2014 2-19-2015 ADDED AC

Land Computations

Calculated Acreage	0.12
Actual Frontage	62
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.12
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.12
91/92 Acres	0.00
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	\$7,500
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$7,500
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$7,500</b>

Data Source N/A

Collector 09/09/2014 JG

Appraiser 03/01/2015 JG

General Information	
Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 1/2
Style	N/A
Finished Area	2527 sqft
Make	

Plumbing			
	#	TF	
Full Bath	2	6	
Half Bath	0	0	
Kitchen Sinks	1	1	
Water Heaters	1	1	
Add Fixtures	0	0	
<b>Total</b>	<b>4</b>	<b>8</b>	

Floor Finish	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

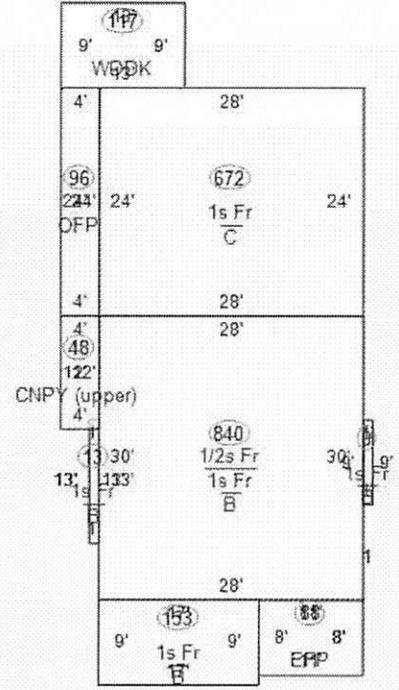
Accommodations	
Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>8</b>

Wall Finish	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Heat Type	
Central Warm Air	

Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	88	\$0
Canopy, Shed Type	48	\$0
Porch, Open Frame	96	\$0
Wood Deck	117	\$0



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1687	1687	\$100,300	
2					
3					
4					
1/4					
1/2	1Fr	840	840	\$26,700	
3/4					
Attic					
Bsmt		1015	0	\$24,400	
Crawl		672	0	\$4,700	
Slab					

		<b>Total Base</b>	\$156,100
<b>Adjustments</b>		<b>1 Row Type Adj. x 1.00</b>	\$156,100
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)		1:1687 1/2:840	\$4,400
No Elec (-)			\$0
Plumbing (+ / -)		8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0
		<b>Sub-Total, One Unit</b>	\$162,900
		<b>Sub-Total, 1 Units</b>	
Exterior Features (+)		\$13,800	\$176,700
Garages (+) 0 sqft		\$0	\$176,700
Quality and Design Factor (Grade)			0.90
Location Multiplier			0.94
		<b>Replacement Cost</b>	\$149,488

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 01	100%	1 1/2	Wood Frame	D+2	1937	2000	19	A		0.94		3,542 sqft	\$149,488	22%	\$116,600	10%	100%	1.330	1.0000	\$139,600
2: Utility Shed R 01	0%	1		D	1992	1992	27	A	\$22.93	0.94	\$22.93	8'x8'	\$1,104	60%	\$440	0%	100%	1.000	0.9000	\$400