Subdivision Application No.

TOWN OF SPENCER PLAN COMMISSION
PRELIMINARY PLAT APPLICATION

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

APPLICANT INFORMATION		
NAME: Trillium Woods, LLC		
ADDRESS: 54 E Market St #200		
CITY: Spencer	STATE: IN	ZIP: 47460
OWNERSHIP STATUS: ☒OWNER ☐AGENT ☐CONTRACT BUYER		

SUBDIVISION INFORMATION
NAME AND ADDRESS OF PROPERTY OWNER: Trillium Woods, LLC 453 S Montgomery St Spencer, IN 47460
NAME, ADDRESS, AND PHONE NUMBER OF ENGINEER:
NAME, ADDRESS AND PHONE NUMBER OF SURVEYOR: David Meier 653 E Porter Ridge Rd Spencer, IN 47460
PROPOSED SUBDIVISION NAME: N/A
GENERAL LOCATION: NW Corner of W Cooper Street and S Montgomery St SPENCER LOT 217 SPENCER LOT 218.
LEGAL DESCRIPTION: **ATTACH AND LABEL AS EXHIBIT "A"**

MAPPING #:	SECTION: 29 TOWNSHIP: Washington RANGE: _____
061070000001500	

CURRENT ZONING CLASSIFICATION:

☐Agricultural District (A-1)
☐Business and Light Manufacturing District (BLM-1)
☐Industrial District (I-1)
☒Residential (select one) ☒R-1 ☐ R-2
*If the property associated with this request is not currently zoned as residential you must also file a Request for Re-zone and pay the appropriate fee.

[redacted]

TOTAL ACREAGE: .39	# OF PROPOSED LOTS: 3	AVERAGE SIZE OF LOTS: Spencer Lot 217A approx .1 acre Spencer Lot 217B approx .1 acre Spencer Lot 218 approx .19 acre
ELECTRICAL SOURCE: Duke	WATER SOURCE: BBP	SEWAGE DISPOSAL SOURCE: Town of Spencer * If source is septic must have County Health Department Approval

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

Michael Sudol — 07/27/2020

Applicant Signature — Date

Michael Sudol, PRESIDENT TRILLIUM WOODS, LLC

Printed Name

I authorize this application and authorize the Plan Commission, 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.

Owner Signature — Date

Printed Name

Owner Signature — Date

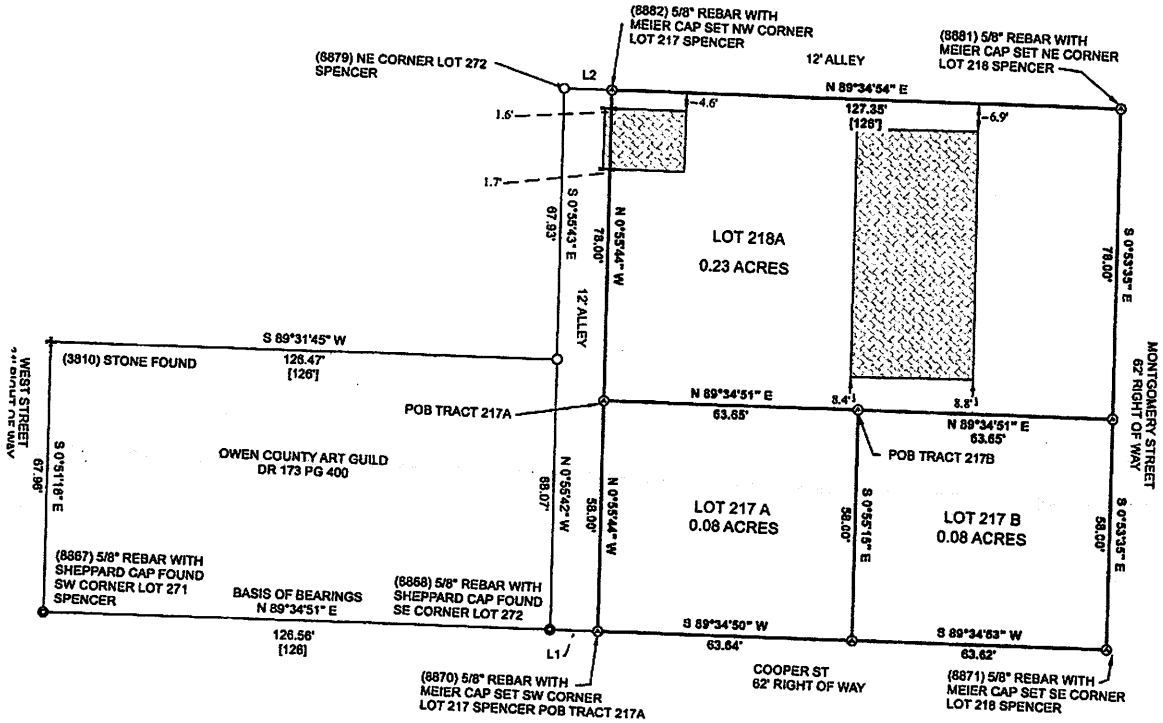
Printed Name

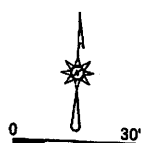
*The following documentation is to be supplied at the time of submission of the application:

- ☐ Deed
- ☐ Copy of Plat (may be in ordinary black and blue line copy)
- ☐ Certified List of adjacent landowners
- ☐ Authorization of Owner, if not fee simple owner
- ☐ Copy of Restrictive Covenants, if any

DAVID R. MEIER AND ASSOCIATES LAND SURVEYING
653 EAST PORTER RIDGE ROAD
SPENCER, INDIANA 47460
812-935-7628
meierd1@hotmail.com

SUDOL COOPER AND MONTGOMERY STREETS ORIGINAL/RETRACEMENT SURVEY
PART OF LOTS 217 AND 218, SPENCER, INDIANA
JOB NO. 2020-041
CLIENT: MIKE SUDOL





LINE	BEARING	HORIZ DIST
L1	S89°34'47"W	12.00'
L2	S89°34'47"W	12.00'

LEGEND

- ○ CALCULATED
- \+ STONE FOUND
- ⊙ 5/8" REBAR WITH MEIER CAP SET FLUSH WITH THE GRADE
- ⊕ 5/8" REBAR WITH SHEPPARD CAP FOUND
- BUILDING
- [ ] RECORD DIMENSION

DAVID R. MEIER PS20800130
I HEREBY CERTIFY THAT THE SURVEY WORK PERFORMED ON THE PROJECT SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT ALL INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FILE NAME		
sudol cooper st.TRV		
SCALE	DATE	DRAWN BY
30 Ft/In	7-5-2020	DRM
JOB	REVISION	SHEET
2020-041	1/1	1/5

SUBJECT DEED: INST. NO. 218864

LOT 217A DESCRIPTION
JOB NO. 2020-041

A PARCEL OF LAND IN LOTS 217 AND 218 IN THE TOWN OF SPENCER, OWEN COUNTY, INDIANA, SAID PARCEL BEING A PORTION OF THE PARCEL DESCRIBED TO TRILLIUM WOODS, LLC IN INSTRUMENT NUMBER 218864 IN THE RECORDER'S OFFICE OF OWEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS IN THIS DESCRIPTION ARE BASED ON HOLDING A LINE CONNECTING THE 5/8 INCH REBARS WITH SHEPPARD CAPS AT THE SOUTHWEST CORNER OF LOT 271 AND AT THE SOUTHEAST CORNER OF LOT 272 IN THE SAID TOWN OF SPENCER AS NORTH 89 DEGREES 34 MINUTES 51 SECONDS EAST-GPS OBSERVED BY DAVID R. MEIER PS20800130 ON JULY 1, 2020 ON JOB NO. 2020-041) BEGINNING AT A 5/8 INCH REBAR WITH MEIER CAP AT THE SOUTHWEST CORNER OF LOT 217 OF SAID TOWN OF SPENCER; THENCE NORTH 00 DEGREES 55 MINUTES 44 SECONDS WEST FOR 58.00 FEET ALONG THE WEST LINE OF SAID LOT 217 TO A 5/8 INCH REBAR WITH MEIER CAP; THENCE NORTH 89 DEGREES 34 MINUTES 51 SECONDS EAST FOR 63.65 FEET TO A 5/8 INCH REBAR WITH MEIER CAP; THENCE SOUTH 00 DEGREES 55 MINUTES 15 SECONDS EAST FOR 58.00 FEET TO A 5/8 INCH REBAR WITH MEIER CAP ON THE SOUTH LINES OF SAID LOTS 217 AND 218; THENCE SOUTH 89 DEGREES 34 MINUTES 50 SECONDS WEST FOR 63.64 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, THE AREA BEING 0.08 ACRES, MORE OR LESS.

LOT 217B DESCRIPTION
JOB NO. 2020-041

A PARCEL OF LAND IN LOTS 217 AND 218 IN THE TOWN OF SPENCER, OWEN COUNTY, INDIANA, SAID PARCEL BEING A PORTION OF THE PARCEL DESCRIBED TO TRILLIUM WOODS, LLC IN INSTRUMENT NUMBER 218864 IN THE RECORDER'S OFFICE OF OWEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS IN THIS DESCRIPTION ARE BASED ON HOLDING A LINE CONNECTING THE 5/8 INCH REBARS WITH SHEPPARD CAPS AT THE SOUTHWEST CORNER OF LOT 271 AND AT THE SOUTHEAST CORNER OF LOT 272 IN THE SAID TOWN OF SPENCER AS NORTH 89 DEGREES 34 MINUTES 51 SECONDS EAST-GPS OBSERVED BY DAVID R. MEIER PS20800130 ON JULY 1, 2020 ON JOB NO. 2020-041) COMMENCING AT A 5/8 INCH REBAR WITH MEIER CAP AT THE SOUTHWEST CORNER OF LOT 217 OF SAID TOWN OF SPENCER; THENCE NORTH 00 DEGREES 55 MINUTES 44 SECONDS WEST FOR 58.00 FEET ALONG THE WEST LINE OF SAID LOT 217 TO A 5/8 INCH REBAR WITH MEIER CAP; THENCE NORTH 89 DEGREES 34 MINUTES 51 SECONDS EAST FOR 63.65 FEET TO A 5/8 INCH REBAR WITH MEIER CAP, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 34 MINUTES 51 SECONDS EAST FOR 63.65 FEET TO A 5/8 INCH REBAR WITH MEIER CAP ON THE EAST LINE OF SAID LOT 218; THENCE SOUTH 00 DEGREES 53 MINUTES 35 SECONDS EAST FOR 58.00 FEET ALONG SAID EAST LINE TO A 5/8 INCH REBAR WITH MEIER CAP AT THE SOUTHEAST CORNER OF LOT 218; THENCE SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST FOR 63.62 FEET ALONG THE SOUTH LINES OF LOTS 217 AND 218 TO A 5/8 INCH REBAR WITH MEIER CAP; THENCE NORTH 00 DEGREES 55 MINUTES 15 SECONDS WEST FOR 58.00 FEET TO THE POINT OF BEGINNING, THE AREA BEING 0.08 ACRES, MORE OR LESS.

LOT 218A DESCRIPTION
JOB NO. 2020-041

A PARCEL OF LAND IN LOTS 217 AND 218 IN THE TOWN OF SPENCER, OWEN COUNTY, INDIANA, SAID PARCEL BEING A PORTION OF THE PARCEL DESCRIBED TO TRILLIUM WOODS, LLC IN INSTRUMENT NUMBER 218864 IN THE RECORDER'S OFFICE OF OWEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS IN THIS DESCRIPTION ARE BASED ON HOLDING A LINE CONNECTING THE 5/8 INCH REBARS WITH SHEPPARD CAPS AT THE SOUTHWEST CORNER OF LOT 271 AND AT THE SOUTHEAST CORNER OF LOT 272 IN THE SAID TOWN OF SPENCER AS NORTH 89 DEGREES 34 MINUTES 51 SECONDS EAST-GPS OBSERVED BY DAVID R. MEIER PS20800130 ON JULY 1, 2020 ON JOB NO. 2020-041) COMMENCING AT A 5/8 INCH REBAR WITH MEIER CAP AT THE SOUTHWEST CORNER OF LOT 217 OF SAID TOWN OF SPENCER; THENCE NORTH 00 DEGREES 55 MINUTES 44 SECONDS WEST FOR 58.00 FEET ALONG THE WEST LINE OF SAID LOT 217 TO A 5/8 INCH REBAR WITH MEIER CAP, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 55 MINUTES 44 SECONDS WEST FOR 78.00 FEET ALONG SAID WEST LINE TO A 5/8 INCH REBAR WITH MEIER CAP AT THE NORTHWEST CORNER OF 217; THENCE NORTH 89 DEGREES 34 MINUTES 54 SECONDS EAST FOR 127.35 FEET ALONG THE NORTH LINES OF SAID LOTS 217 AND 218 TO A 5/8 INCH REBAR WITH MEIER CAP AT THE NORTHEAST CORNER OF SAID LOT 218; THENCE SOUTH 00 DEGREES 53 MINUTES 35 SECONDS EAST FOR 78.00 FEET ALONG THE EAST LINE OF SAID LOT 218 TO A 5/8 INCH REBAR WITH MEIER CAP; THENCE SOUTH 89 DEGREES 34 MINUTES 51 SECONDS WEST FOR 63.65 FEET TO A 5/8 INCH REBAR WITH MEIER CAP; THENCE SOUTH 89 DEGREES 34 MINUTES 51 SECONDS WEST FOR 63.65 FEET, TO THE POINT OF BEGINNING, THE AREA BEING 0.23 ACRES, MORE OR LESS.

SUDOL COOPER AND MONTGOMERY STREETS ORIGINAL/RETRACEMENT SURVEY REPORT
JOB NUMBER 2020-041

In accordance with Title 865, Article1.1, Chapter 12, Sections 1 through 18 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location and corners established on this survey as a result of:

A) AVAILABILITY AND CONDITION of referenced monuments;
B) DISCREPANCIES in the record descriptions and plats;
C) OCCUPATION or POSSESSION
D) RELATIVE POSITIONAL ACCURACY (Random errors in measurements)

FIELD WORK COMPLETION DATE:
The field work was completed on July 4, 2020.

PURPOSE:
Mike Sudol requested an original/retracement survey to create three parcels from the parcels described in Instrument Number 218864. These parcels are described as Lots 217 and 218 in Town of Spencer, Owen County, Indiana. All deeds are in the office of the Owen County Recorder unless otherwise stated.

SURVEY METHODS:
All points and corners of this survey were established either by GPS RTK observations or established through radials to points established by GPS RTK observations.

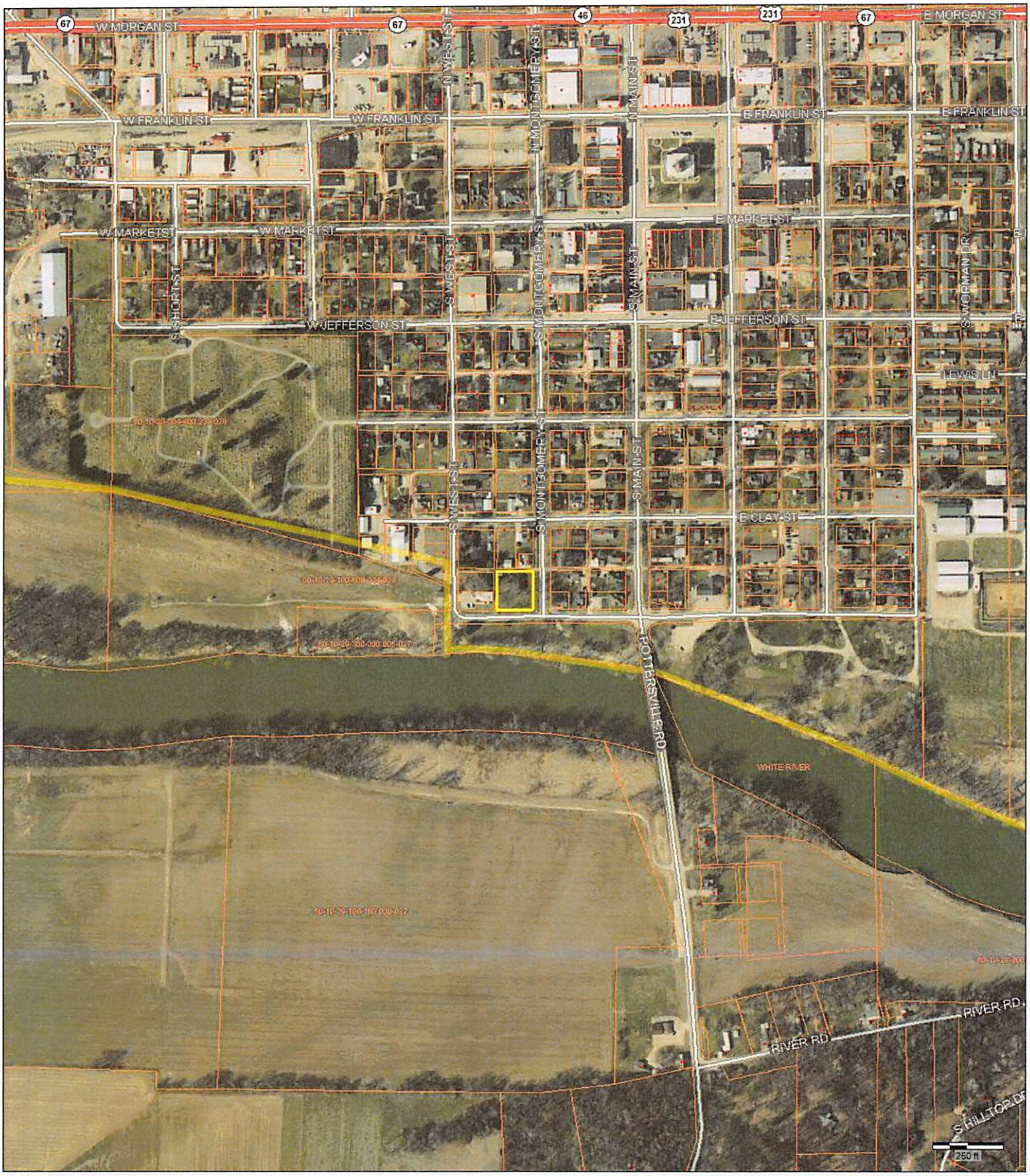
REFERENCE SURVEYS:
1) The plat of the Town of Spencer found in Deed Record 1 Page 14.
2) Michael Sheppard retracement survey of Lots 271 and 272 in the Town of Spencer, Owen County, Indiana found in Instrument Number 162581.

REFERENCE MONUMENTS:
3810) A 0.3'x0.3 stone was found 0.4' above grade at the Northwest Corner of the Owen County Art Guild. This stone is referenced in survey 2.
8867) A 5/8" rebar with Sheppard cap was found 0.3' below grade at the Southwest Corner of Lot 271. This monument is referenced in survey 2.
8868) A 5/8" rebar with Sheppard cap was found 0.2' below grade at the Southeast Corner of Lot 272. This monument is referenced in survey 2.
8870) A 5/8" rebar with Meier cap was set flush with the grade and 12' east of corner 8868 for the Southwest Corner of Lot 217.
8871) A 5/8" rebar with Meier cap was set flush with the grade and 127.26' east of corner 8870 for the Southeast Corner of Lot 218.
8879) The Northeast Corner of Lot 272 was calculated per survey 2 using the record dimensions from corners 8867 and 8868.
8881) A 5/8" rebar with Meier cap was set flush with the grade at the Northeast Corner of Lot 218. This corner was calculated from the block break down from survey 2 from monuments 8867 and 8868.
8882) A 5/8" rebar with Meier cap was set flush with the grade and 12' east of corner 8879 for the Northwest Corner of Lot 217.
Survey 2 was based off the as built of the streets. I usually don't like to survey lots in Spencer that way because the plat of Spencer does not state any right of way for the streets or show any alleys and the streets in Spencer are not straight, many do not have curb or sidewalks. Due to this and that survey 2 has 0.5' uncertainty, a 0.5' uncertainty exists in found and set monuments.

RECORD DISCREPANCIES:
The plat of Spencer does not show any right of way for the streets or show any alleys.

OCCUPATION OR POSSESSION:
Lot 217A
A 12' alley is along the west side. Cooper Street is along the south side.
Lot 217B
Cooper Street is along the south side. Montgomery Street is along the east side.
Lot 218A
There is a 12' alley along the west and north side. Montgomery Street is along the east side. A garage was found up 1.7' into the west alley and up to 4.6' south of the north alley.

RELATIVE POSITIONAL ACCURACY:
The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract established in this survey is within specifications for a suburban survey (0.13 feet + 100 PPM).
This survey was executed according to survey requirements contained in sections 1 through 18 of 865 IAC1-12. This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose. Evidence of easements have not been located in the field and are not shown on this survey drawing.
Subject to the above reservations, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.
I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
I hereby certify that the survey work performed on the project shown hereon was performed by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.


W MORGAN ST
E MORGAN ST
W FRANKLIN ST
E FRANKLIN ST
W MARKET ST
E MARKET ST
W JEFFERSON ST
E JEFFERSON ST
E CLAY ST
LEWIS LN
N WEST ST
N MONTGOMERY ST
N MAIN ST
S WEST ST
S MONTGOMERY ST
S MAIN ST
S SHORT ST
S WOFMAN DR
POTTERSVILLE RD
WHITE RIVER
RIVER RD
S HILLTOP DR
250 ft

Type notes here	Printed 07/28/2020	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

60-10-29-100-600.032-028

General
Bills
Payments
Deductions
Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Images	Show Images(5)
Sketches	Show Sketches(1)
Owner Name	Trillium Woods LLC
State Parcel Number	60-10-29-100-600.032-028
Property Key	60-10-29-100-600.032-028
Map Number	06107000001500
Legal Description	SPENCER LOT 217 SPENCER LOT 218.
Acreage	0.0000
Instrument Number	218864
Book Number	
Page Number	
Location Address	453 S MONTGOMERY ST SPENCER,IN 47460
Owner Address	54 E Market St Spencer,IN 47460

TaxBill History Information

Tax Year	Spring	Fall
2019 Pay 2020	654.98	654.98
2018 Pay 2019	615.98	615.98
2017 Pay 2018	672.58	672.58
2016 Pay 2017	687.45	687.45
2015 Pay 2016	682.67	682.67
2014 Pay 2015	2284.60	676.54
2013 Pay 2014	2137.29	670.03
2012 Pay 2013	666.94	666.94

Payment History Information

Pay Date	Payable Year	Payable Period	Amount
05/12/2020	2020	S	654.98
04/13/2020	2020	S	654.98
08/29/2019	2019	F	1293.56

10/29/2018	2018	F	672.58
05/10/2018	2018	S	672.58
05/10/2017	2017	S	1374.90
05/10/2016	2016	S	1365.34
07/24/2015	2015	F	3028.79
07/24/2015	2015	F	70.00
07/24/2015	2015	F	25.00
12/19/2013	2014	S	1467.26

Deduction Information

Type	2018	2019	2020	2021	2022
Mortgage	3000	3000			

Assessment Information

Type	2018	2019	2020	2021	2022
Residential Imp	0	0	0	0	0
Residential Land	0	0	0	0	0
Non-Residential Imp	44600	45200	49100	54300	54300
Non-Residential land	21800	15400	15400	15400	15400
Totals	66400	60600	64500	69700	69700

60-10-29-100-600.032-028 | **Trillium Woods LLC** | **453 S MONTGOMERY ST** | **510, 1 Family Dwell - Platted Lot** | **RESIDENTIAL HOMESITES**

General Information

Parcel Number
60-10-29-100-600.032-028

Local Parcel Number
60-10-29-100-600.032-028

Tax ID:

Routing Number
SP-35-10

Property Class 510
1 Family Dwell - Platted Lot

Year: 2020

Location Information

County
Owen

Township
WASHINGTON TOWNSHIP

District 028 (Local 061)
SPENCER TOWN

School Corp 6195
SPENCER-OWEN COMMUNITY

Neighborhood 912266-028
RESIDENTIAL HOMESITES 91226

Section/Plat
29

Location Address (1)
453 S MONTGOMERY ST
SPENCER, IN 47460

Zoning

Subdivision

Lot

Market Model
Outbuilding Factors

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Friday, March 27, 2020
Review Group 2016

Ownership

Trillium Woods LLC
54 E Market St
Spencer, IN 47460-1775

Legal

SPENCER LOT 217 SPENCER LOT 218.

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/17/2019	Trillium Woods LLC	218864	WR	/	$0	I
01/31/2018	Barnes Jeff & Ronda J	211806	WR	/	$55,000	I
04/25/2011	White Deborah A		WD	/	$36,900	I
01/01/1900	GENTRY CLOVIS K &		WD	/	$0	I

Notes

4/2/2018 SDFR: SALES DISCLOSURE FORM REVIEW
03/20/2018-Field Review, Picture Added.

4/5/2013 ReAs: Reassessment 2012 FOR SALE

Res

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

2020	Assessment Year	2020	2019	2018	2017	2016
WIP	Reason For Change	AA	AA	AA	AA	AA
02/23/2020	As Of Date	01/01/2020	01/01/2019	01/01/2018	01/01/2017	01/01/2016
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	☐	☐	☐	☐	☐
$15,400	**Land**	**$15,400**	**$15,400**	**$15,400**	**$21,800**	**$21,800**
$0	Land Res (1)	$0	$15,400	$15,400	$0	$0
$15,400	Land Non Res (2)	$15,400	$0	$0	$21,800	$21,800
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$54,300	**Improvement**	**$54,300**	**$49,100**	**$45,200**	**$44,600**	**$46,200**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$54,300	Imp Non Res (2)	$54,300	$46,000	$42,200	$41,600	$43,100
$0	Imp Non Res (3)	$0	$3,100	$3,000	$3,000	$3,100
$69,700	**Total**	**$69,700**	**$64,500**	**$60,600**	**$66,400**	**$68,000**
$0	Total Res (1)	$0	$15,400	$15,400	$0	$0
$69,700	Total Non Res (2)	$69,700	$46,000	$42,200	$63,400	$64,900
$0	Total Non Res (3)	$0	$3,100	$3,000	$3,000	$3,100

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 68' X 126', CI 68' 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		63	0.3900	1.67	$23,706	$39,589	$15,440	0%	0%	1.0000	$15,440

Data Source N/A **Collector** 08/20/2014 JG **Appraiser** 03/01/2015 JG

Land Computations

Calculated Acreage	0.39
Actual Frontage	63
Developer Discount	☐
Parcel Acreage	0.39
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.39
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 / Classifed Value	$0
Homesite(s) Value	$15,400
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$15,400
CAP 3 Value	$0
Total Value	**$15,400**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1140 sqft
Make	

Floor Finish

- ☐ Earth
- ☑ Tile
- ☐ Slab
- ☑ Carpet
- ☑ Sub & Joint
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☐ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

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

Heat Type

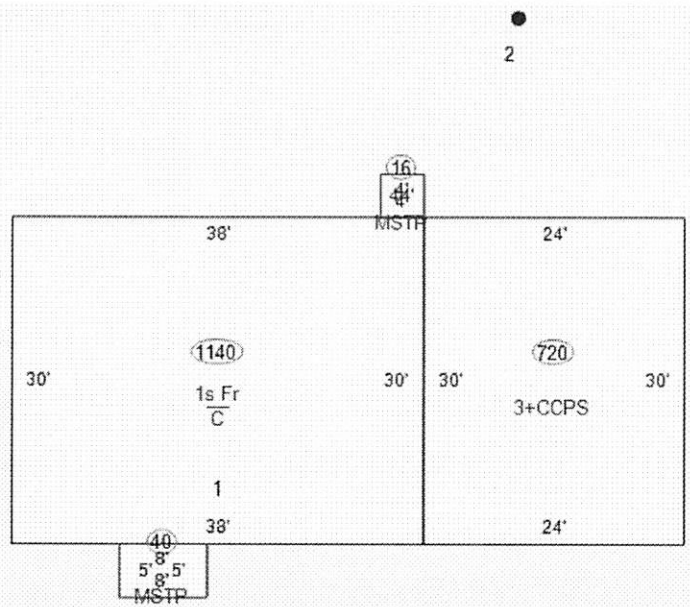
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Stoop, Masonry	16	$0
Stoop, Masonry	40	$0



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1140	1140	$80,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1140	0	$5,800	
Slab					
			Total Base		$85,800
Adjustments			**1 Row Type Adj. x 1.00**		$85,800
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1140	$2,900
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$88,700
				Sub-Total, 1 Units	
Exterior Features (+)				$3,100	$91,800
Garages (+) 720 sqft				$6,700	$98,500
				Quality and Design Factor (Grade)	1.00
				Location Multiplier	0.94
				Replacement Cost	$92,590

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	0%	1	Wood Frame	C	1956	1956	64	A		0.94		1,140 sqft	$92,590	42%	$53,700	10%	100%	1.060	1.0000	$51,200
2: Detached Garage R 01	0%	1	Concrete Block	D	1956	1956	64	A	$37.52	0.94	$37.52	15'x20'	$8,465	47%	$4,490	24%	100%	1.000	0.9000	$3,100

Indiana Floodplain Information Portal Report

Point of Interest

Approximate Address:
453 South MONTGOMERY ST
SPENCER, IN 47460
Effective Flood Zone:
AE
Preliminary Flood Zone:
N/A
Best Available Flood Zone:
AE
Approximate Flood Elevation:
552.2ft NAVD88
Source:
Zone AE Profile Delineation
Nearest Stream:
WEST FORK WHITE RIVER

Map Legend

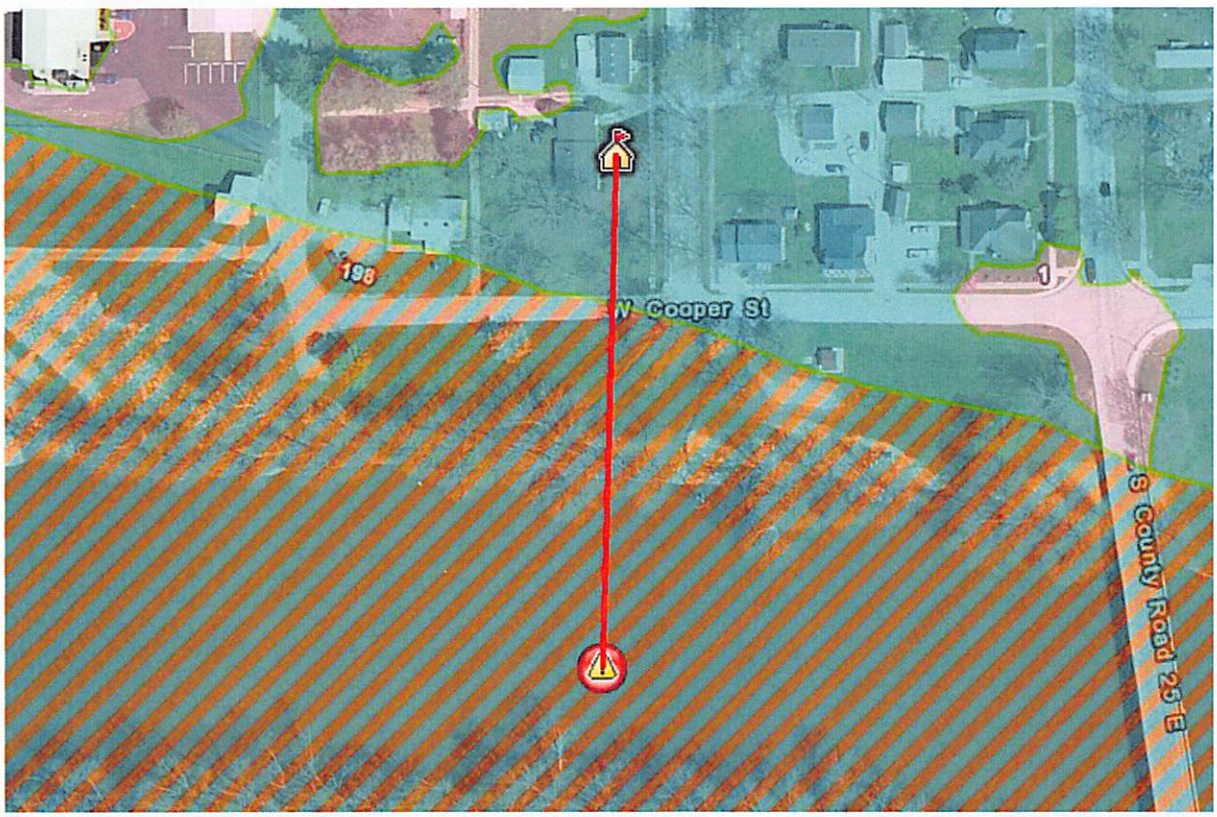
Point of Interest

Nearest Point on Stream

Best Available Flood Zone

- FEMA Zone AE Floodway
- DNR Detailed Floodway
- DNR Approximate Floodway
- FEMA Zone A
- FEMA Zone AE
- DNR Detailed Fringe
- DNR Approximate Fringe
- Additional Floodplain Area
- FEMA Protected by Levee
- FEMA Floodplain - Ponding (Depth)
- FEMA Floodplain - Sheet Flow (Depth)

Site Map with Best Available Flood Zone



Approximate scale 1:2,400

Disclaimer

Generated on Tuesday July 28th 2020 at 01:25:09pm

The data shown on this map represents FEMA floodplain data enhanced with additional studies that have been reviewed and

ADJACENT LANDOWNERS

Owen County Art Guild, Inc
199 W Cooper St
Spencer IN 47460

Joseph & Evelyn Wheatcraft
152 W Clay St
Spencer IN 47460

Evco, Inc.
1101 Texas Pike
Spencer IN 47460

Linda K. Epeards
427 S Montgomery St
Spencer IN 47460

Joseph Anthony Voelker
83 W Cooper Street
Spencer IN 47460

Corrie LeeAnn Barnett
53 W Cooper Street
Spencer IN 47460

General Information

Parcel Number
60-10-29-100-600.038-028

Local Parcel Number
60-10-29-100-600.038-028

Tax ID:

Routing Number
SP-35-16

Property Class 699
Exempt, Other

Year: 2020

Location Information

County
Owen

Township
WASHINGTON TOWNSHIP

District 028 (Local 061)
SPENCER TOWN

School Corp 6195
SPENCER-OWEN COMMUNITY

Neighborhood 960000-028
EXEMPT PARCES CODE 600-640

Section/Plat
29

Location Address (1)
199 W COOPER ST
SPENCER, IN 47460

Zoning

Subdivision

Lot

Market Model
960000-028

Characteristics

Topography	Flood Hazard
High	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☑

Neighborhood Life Cycle Stage
Static

Printed Friday, March 27, 2020
Review Group 2016

Ownership

Owen County Art Guild Inc
199 W Cooper St
Spencer, IN 47460-1600

Legal

SPENCER S 1/2 LOT 271 SPENCER S 1/2 LOT 272

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	Owen County Art Guild		WD	/	$0	I

Notes

6/21/2016 FM11: Form 11 Returned
7-5-2012 NOT DELIVERABLE AS ADDRESSED

6/21/2016 ReAs: Reassessment 2012
NO NEW CHANGES

Exempt

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

2020	Assessment Year	2020	2019	2018	2018	2017
WIP	Reason For Change	AA	AA	Alloc Chg	AA	AA
02/23/2020	As Of Date	01/01/2020	01/01/2019	01/01/2018	01/01/2018	01/01/2017
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	☐	☑	☑	☐	☑
$6,400	**Land**	**$6,400**	**$6,400**	**$6,400**	**$6,400**	**$3,300**
$0	Land Res (1)	$0	$0	$0	$6,400	$0
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$6,400	Land Non Res (3)	$6,400	$6,400	$6,400	$0	$3,300
$15,600	**Improvement**	**$15,600**	**$16,300**	**$16,300**	**$16,300**	**$16,000**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$15,600	Imp Non Res (3)	$15,600	$16,300	$16,300	$16,300	$16,000
$22,000	**Total**	**$22,000**	**$22,700**	**$22,700**	**$22,700**	**$19,300**
$0	Total Res (1)	$0	$0	$0	$6,400	$0
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$22,000	Total Non Res (3)	$22,000	$22,700	$22,700	$16,300	$19,300

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		68	0.1900	2.24	$15,000	$33,600	$6,384	0%	0%	1.0000	$6,380

Data Source N/A **Collector** 06/28/2016 JG **Appraiser** 03/01/2015 JG

Land Computations

Calculated Acreage	0.19
Actual Frontage	68
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 / Classifed Value	$0
Homesite(s) Value	$6,400
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$0
CAP 3 Value	$6,400
Total Value	**$6,400**

General Information

Occupancy	C/I Building	**Pre. Use**	GCK
Description	C/I Building C 01	**Pre. Framing**	Pole Frame
Story Height	1	**Pre. Finish**	Finished Open
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type			1: 1(214')	
Heating			1586 sqft	
A/C			1586 sqft	
Sprinkler				

Plumbing RES/CI

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

Roofing

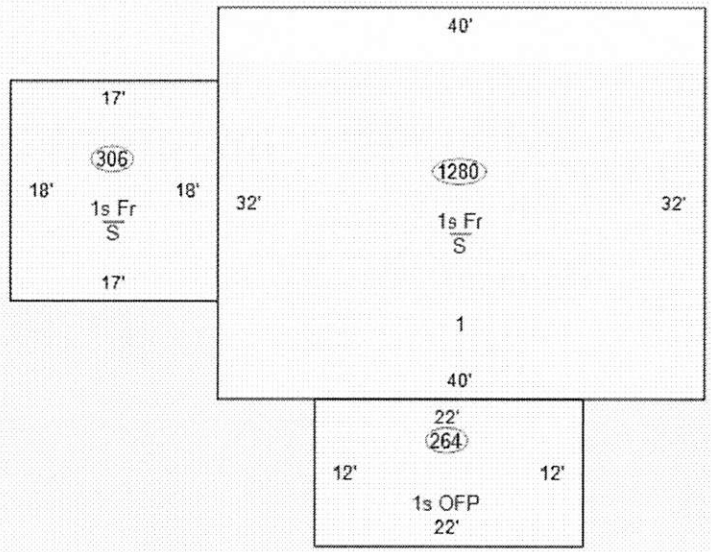
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☑ Ext Sheat ☐ Insulatio
☐ SteelGP ☐ AluSR ☐ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value
Porch, Open Frame	264	$0



Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$103,387**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$118,687**
Plumbing	$6,400	Quality (Grade)	$83,082
Other Plumbing	$0	Location Multiplier	0.94
Special Features	$0	**Repl. Cost New**	**$78,096**
Exterior Features	$8,900		

Floor/Use Computations

Pricing Key	GCK	GCM
Use	GCK	GENRET
Use Area	1280 sqft	306 sqft
Area Not in Use	0 sqft	0 sqft
Use %	80.7%	19.3%
Eff Perimeter	178'	178'
PAR	11	11
# of Units / AC	0 / N	0
Avg Unit sz|dpth		-1
Floor	1	1
Wall Height	8'	8'
Base Rate	**$27.50**	**$130.86**
Frame Adj	$0.00	($8.90)
Wall Height Adj	($4.72)	($11.34)
Dock Floor	$0.00	$0.00
Roof Deck	$0.00	$0.00
Adj Base Rate	**$27.50**	**$110.62**
BPA Factor	1.00	1.00
Sub Total (rate)	**$27.50**	**$110.62**
Interior Finish	$26.82	$0.00
Partitions	$0.00	$0.00
Heating	$0.00	$0.00
A/C	$2.45	$0.00
Sprinkler	$0.00	$0.00
Lighting	$0.00	$0.00
Unit Finish/SR	$0.00	$0.00
GCK Adj.	$2.28	$0.00
S.F. Price	**$54.33**	**$110.62**
Sub-Total		
Unit Cost	$0.00	$0.00
Elevated Floor	$0.00	$0.00
Total (Use)	**$69,537**	**$33,850**

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: C/I Building C 01	0%	1	Wood Frame	D-1	1986	1986	34	A		0.94		1,586 sqft	$78,096	80%	$15,620	0%	100%	1.000	1.0000	$15,600

General Information

Parcel Number
60-10-29-100-600.036-028

Local Parcel Number
60-10-29-100-600.036-028

Tax ID:

Routing Number
SP-35-14

Property Class 510
1 Family Dwell - Platted Lot

Year: 2020

Location Information

County
Owen

Township
WASHINGTON TOWNSHIP

District 028 (Local 061)
SPENCER TOWN

School Corp 6195
SPENCER-OWEN COMMUNITY

Neighborhood 912266-028
RESIDENTIAL HOMESITES 91226

Section/Plat
29

Location Address (1)
152 W CLAY ST
SPENCER, IN 47460

Zoning

Subdivision

Lot

Market Model
Outbuilding Factors

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Friday, March 27, 2020
Review Group 2016

Ownership

Wheatcraft Joseph R & Evelyn
152 W Clay St
Spencer, IN 47460-1602

Legal

SPENCER LOT 269 SPENCER LOT 270.

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/24/2008	Wheatcraft Joseph R &		WD	176/379	$93,786	I
05/15/2006	WHEATCRAFT JOSE		WD	/	$83,000	I
01/01/1900	MYRTLE IRENE GEN		WD	/	$0	I

Notes

4/5/2013 PERM: SP09-1200

4/5/2013 ReAs: Reassessment 2012 CHANGED AN OFP TO AN OMP

1/1/1900 RE14: REASSESSMENT 2014 2-18-2015 CAHNGED GAR TO FAIR COND

Res

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

2020	Assessment Year	2020	2019	2018	2017	2016
WIP	Reason For Change	AA	AA	AA	AA	AA
02/23/2020	As Of Date	01/01/2020	01/01/2019	01/01/2018	01/01/2017	01/01/2016
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	☐	☐	☐	☐	☐
$15,400	**Land**	**$15,400**	**$15,400**	**$15,400**	**$23,500**	**$23,500**
$15,400	Land Res (1)	$15,400	$15,400	$15,400	$23,500	$23,500
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$74,900	**Improvement**	**$74,900**	**$68,100**	**$62,600**	**$61,700**	**$61,700**
$74,900	Imp Res (1)	$74,900	$68,100	$62,600	$61,700	$61,700
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$90,300	**Total**	**$90,300**	**$83,500**	**$78,000**	**$85,200**	**$85,200**
$90,300	Total Res (1)	$90,300	$83,500	$78,000	$85,200	$85,200
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 68' X 126', CI 68' 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		126	0.3900	1.67	$23,706	$39,589	$15,440	0%	100%	1.0000	$15,440

Data Source N/A **Collector** 08/20/2014 JG **Appraiser** 03/01/2015 JG

Land Computations

Calculated Acreage	0.39
Actual Frontage	126
Developer Discount	☐
Parcel Acreage	0.39
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.39
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 / Classifed Value	$0
Homesite(s) Value	$15,400
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$15,400
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$15,400**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1944 sqft
Make	

Floor Finish

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

Wall Finish

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

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	4
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

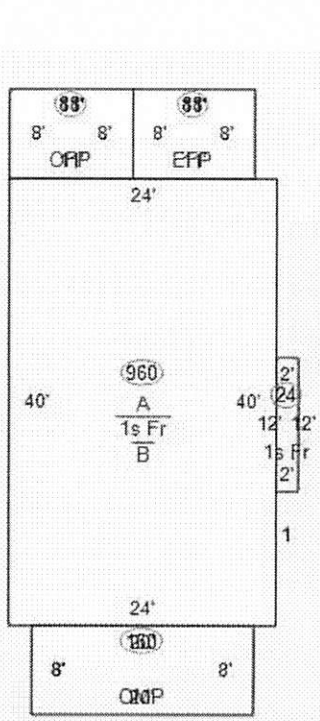
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Masonry	160	$0
Porch, Open Frame	88	$0
Porch, Enclosed Frame	88	$0



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	984	984	$72,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		960	960	$15,300	
Bsmt		960	0	$23,400	
Crawl					
Slab					
			Total Base		$111,100
Adjustments			**1 Row Type Adj. x 1.00**		$111,100
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)			1:984 A:960		$3,300
No Elec (-)					$0
Plumbing (+ / -)			5 – 5 = 0 x $0		$0
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$114,400
			Sub-Total, 1 Units		
Exterior Features (+)			$17,000		$131,400
Garages (+) 0 sqft			$0		$131,400
			Quality and Design Factor (Grade)		1.00
			Location Multiplier		0.94
			Replacement Cost		$123,516

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	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	81	A		0.94		2,904 sqft	$123,516	45%	$67,930	0%	100%	1.060	1.0000	$72,000
2: Detached Garage R 01	100%	1	Wood Frame	D	1939	1939	81	F	$38.22	0.94	$38.22	320 sqft	$9,197	65%	$3,220	0%	100%	1.000	0.9000	$2,900

General Information

Parcel Number
60-10-29-100-600.035-028

Local Parcel Number
60-10-29-100-600.035-028

Tax ID:

Routing Number
SP-35-13

Property Class 500
Vacant - Platted Lot

Year: 2020

Location Information

County
Owen

Township
WASHINGTON TOWNSHIP

District 028 (Local 061)
SPENCER TOWN

School Corp 6195
SPENCER-OWEN COMMUNITY

Neighborhood 912266-028
RESIDENTIAL HOMESITES 91226

Section/Plat
29

Location Address (1)
132 W CLAY ST
SPENCER, IN 47460

Zoning

Subdivision

Lot

Market Model
Outbuilding Factors

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Friday, March 27, 2020
Review Group 2016

Ownership

Evco Inc An Indiana Corp
1101 Texas Pike
Spencer, IN 47460-7144

Legal

W 1/2 SPENCER LOT 219 W 1/2 SPENCER LOT 220

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/05/1990	Evco Inc An Indiana C		WD	/	$0	I
01/01/1900	WATTS DIANA L. & E		WD	/	$0	I

Notes

4/5/2013 PERM:
SP11-1340 DEMOLITION

4/5/2013 ReAs: Reassessment 2012
removed house per permit and field review.
There is a old shed on the property but has no value.

Res

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

2020	Assessment Year	2020	2019	2018	2018	2017
WIP	Reason For Change	AA	AA	Alloc Chg	AA	AA
02/23/2020	As Of Date	01/01/2020	01/01/2019	01/01/2018	01/01/2018	01/01/2017
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	☐	☐	☑	☐	☐
$10,400	**Land**	**$10,400**	**$10,400**	**$10,400**	**$10,400**	**$11,800**
$0	Land Res (1)	$0	$0	$0	$10,400	$0
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$10,400	Land Non Res (3)	$10,400	$10,400	$10,400	$0	$11,800
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$10,400	**Total**	**$10,400**	**$10,400**	**$10,400**	**$10,400**	**$11,800**
$0	Total Res (1)	$0	$0	$0	$10,400	$0
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$10,400	Total Non Res (3)	$10,400	$10,400	$10,400	$0	$11,800

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 68' X 126', CI 68' 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		63	0.2000	2.20	$23,706	$52,153	$10,431	0%	0%	1.0000	$10,430

Land Computations

Calculated Acreage	0.20
Actual Frontage	63
Developer Discount	☐
Parcel Acreage	0.20
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.20
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 / Classifed Value	$0
Homesite(s) Value	$10,400
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$0
CAP 3 Value	$10,400
Total Value	**$10,400**

Data Source N/A **Collector** 03/03/2016 JG **Appraiser** 03/01/2015 JG

General Information

Parcel Number
60-10-29-100-600.033-028

Local Parcel Number
60-10-29-100-600.033-028

Tax ID:

Routing Number
SP-35-11

Property Class 510
1 Family Dwell - Platted Lot

Year: 2020

Location Information

County
Owen

Township
WASHINGTON TOWNSHIP

District 028 (Local 061)
SPENCER TOWN

School Corp 6195
SPENCER-OWEN COMMUNITY

Neighborhood 912266-028
RESIDENTIAL HOMESITES 91226

Section/Plat
29

Location Address (1)
427 S MONTGOMERY ST
SPENCER, IN 47460

Zoning

Subdivision

Lot

Market Model
Outbuilding Factors

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Friday, March 27, 2020
Review Group 2016

Ownership

Epeards Linda K
427 S Montgomery St
Spencer, IN 47460-1745

Legal

SPENCER (15') PT E 1/2 LOT 219 SPENCER (53') E 1/2 LOT 219 ***LINDA EPEARDS***
TOD To Heather D. Monroe and Brandon S. Epeards

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/28/2014	Epeards Linda K		WD	/	$40,000	I
02/03/2014	PRICE MEGAN		WD	/	$40,000	I
04/20/2001	PRICE MEGAN P		WD	/	$38,000	I
04/20/2001	KEENE, JEFF		WD	/	$0	I
11/13/1997	KEENE JEFF		WD	/	$0	I
01/01/1900	WICKENS CHARLOT		WD	/	$0	I

Notes

10/24/2014 HMST: HOMESTEAD DEDUCTION LINDA K EPEARDS 15/16

10/24/2014 ReAs: Reassessment 2012 ADDED A UTILITY SHED

Res

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

2020	Assessment Year	2020	2019	2018	2017	2016
WIP	Reason For Change	AA	AA	AA	AA	AA
02/23/2020	As Of Date	01/01/2020	01/01/2019	01/01/2018	01/01/2017	01/01/2016
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	☐	☐	☐	☐	☐
$7,800	**Land**	**$7,800**	**$7,800**	**$7,800**	**$12,600**	**$12,600**
$7,800	Land Res (1)	$7,800	$7,800	$7,800	$12,600	$12,600
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$33,200	**Improvement**	**$33,200**	**$30,500**	**$28,100**	**$28,000**	**$28,000**
$31,400	Imp Res (1)	$31,400	$28,600	$26,200	$26,100	$26,100
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$1,800	Imp Non Res (3)	$1,800	$1,900	$1,900	$1,900	$1,900
$41,000	**Total**	**$41,000**	**$38,300**	**$35,900**	**$40,600**	**$40,600**
$39,200	Total Res (1)	$39,200	$36,400	$34,000	$38,700	$38,700
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$1,800	Total Non Res (3)	$1,800	$1,900	$1,900	$1,900	$1,900

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 68' X 126', CI 68' 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	0.1300	2.52	$23,706	$59,739	$7,766	0%	100%	1.0000	$7,770

Data Source N/A **Collector** 08/20/2014 JG **Appraiser** 03/01/2015 JG

Land Computations

Calculated Acreage	0.13
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.13
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.13
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 / Classifed Value	$0
Homesite(s) Value	$7,800
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$7,800
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$7,800**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	680 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☑ Carpet
- ☑ Sub & Joint
- ☐ Unfinished
- ☑ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☐ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

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

Heat Type

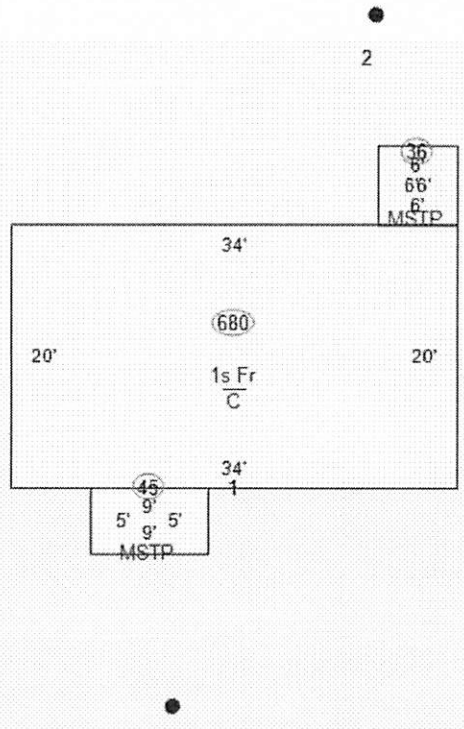
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Stoop, Masonry	36	$0
Stoop, Masonry	45	$0



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	680	680	$55,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		680	0	$4,700	
Slab					
				Total Base	$60,500
Adjustments				**1 Row Type Adj. x 1.00**	$60,500
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	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$60,500
				Sub-Total, 1 Units	
Exterior Features (+)				$3,100	$63,600
Garages (+) 0 sqft				$0	$63,600
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.94
				Replacement Cost	$53,806

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	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+2	1965	1965	55	A		0.94		680 sqft	$53,806	45%	$29,590	0%	100%	1.060	1.0000	$31,400
2: Utility Shed R 01	0%	1		D	2014	2014	6	A	$19.36	0.94	$19.36	10'x12'	$1,747	20%	$1,400	0%	100%	1.000	0.9000	$1,300
3: Utility Shed R 01	0%	1		D	2005	2005	15	A	$22.93	0.94	$22.93	8'x8'	$1,104	45%	$610	0%	100%	1.000	0.9000	$500

60-10-29-100-600.030-028 **Voelker Joseph Anthony LeHane** **83 W COOPER ST** **510, 1 Family Dwell - Platted Lot** **RESIDENTIAL HOMESITES** 1/2

General Information

Parcel Number
60-10-29-100-600.030-028

Local Parcel Number
60-10-29-100-600.030-028

Tax ID:

Routing Number
SP-35-9

Property Class 510
1 Family Dwell - Platted Lot

Year: 2020

Location Information

County
Owen

Township
WASHINGTON TOWNSHIP

District 028 (Local 061)
SPENCER TOWN

School Corp 6195
SPENCER-OWEN COMMUNITY

Neighborhood 912266-028
RESIDENTIAL HOMESITES 91226

Section/Plat
29

Location Address (1)
83 W COOPER ST
SPENCER, IN 47460

Zoning

Subdivision

Lot

Market Model
Outbuilding Factors

Characteristics

Topography	Flood Hazard
High	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☑

Neighborhood Life Cycle Stage
Static

Printed Friday, March 27, 2020
Review Group 2016

Ownership

Voelker Joseph Anthony LeHane
Joseph Voelker
83 West Cooper Street
Spencer, IN 47460-1722

Legal

SPENCER S 1/2 LOT 215

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/28/2017	Voelker Joseph Antho	209833	WR	/	$53,000	I
02/09/2009	MDH Investments LLC		WD	/	$30,000	I
09/05/2008	HUNTZINGER, MARK		WD	177/148	$12,500	I
10/11/1991	JOHNSON LOUISE H.		WD	/	$0	I
01/01/1900	MORGAN FRANK W.		WD	/	$0	I

Notes

10/18/2017 SDFR: SALES DISCLOSURE FORM REVIEW
09/27/2017 - Field review, picture added

8/7/2017 HMST: HOMESTEAD DEDUCTION JOSEPH VOELKER 17/18

2/18/2015 RE14: REASSESSMENT 2014
2-18-2015 CHANGED SIZE OF DECK AND REMOVED GAZEBO

2/18/2015 ReAs: Reassessment 2012
CHANGED THE CONCRETE PATIO TO A WOOD DECK

Res

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

2020	Assessment Year	2020	2019	2018	2017	2016
WIP	Reason For Change	AA	AA	AA	AA	AA
02/23/2020	As Of Date	01/01/2020	01/01/2019	01/01/2018	01/01/2017	01/01/2016
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	☐	☐	☐	☐	☐
$6,400	**Land**	**$6,400**	**$6,400**	**$6,400**	**$8,500**	**$8,500**
$6,400	Land Res (1)	$6,400	$6,400	$6,400	$8,500	$8,500
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$66,100	**Improvement**	**$66,100**	**$59,800**	**$56,200**	**$57,200**	**$57,900**
$65,700	Imp Res (1)	$65,700	$59,400	$55,800	$56,800	$57,500
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$400	Imp Non Res (3)	$400	$400	$400	$400	$400
$72,500	**Total**	**$72,500**	**$66,200**	**$62,600**	**$65,700**	**$66,400**
$72,100	Total Res (1)	$72,100	$65,800	$62,200	$65,300	$66,000
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$400	Total Non Res (3)	$400	$400	$400	$400	$400

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 68' X 126', CI 68' 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		63	0.1000	2.70	$23,706	$64,006	$6,401	0%	100%	1.0000	$6,400

Data Source N/A **Collector** 08/20/2014 JG **Appraiser** 03/01/2015 JG

Land Computations

Calculated Acreage	0.10
Actual Frontage	63
Developer Discount	☐
Parcel Acreage	0.10
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.10
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 / Classifed Value	$0
Homesite(s) Value	$6,400
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$6,400
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$6,400**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	864 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☑ Carpet
- ☑ Sub & Joint
- ☐ Unfinished
- ☑ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☐ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

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	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

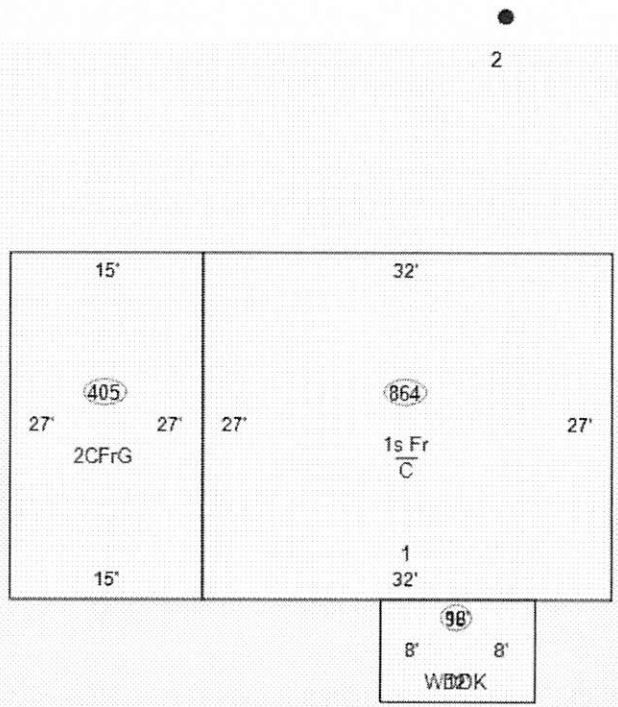
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Wood Deck	96	$0



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	864	864	$66,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		864	0	$5,100	
Slab					
			Total Base		$71,800
Adjustments			**1 Row Type Adj. x 1.00**		$71,800
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:864	$3,200
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$75,000
				Sub-Total, 1 Units	
Exterior Features (+)				$2,000	$77,000
Garages (+) 405 sqft				$12,000	$89,000
				Quality and Design Factor (Grade)	0.95
				Location Multiplier	0.94
				Replacement Cost	$79,477

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	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	1983	1998	22	A		0.94		864 sqft	$79,477	22%	$61,990	0%	100%	1.060	1.0000	$65,700
2: Utility Shed R 01	0%	1		C	1983	1983	37	A	$22.93	0.94	$22.93	7'x9'	$1,358	65%	$480	0%	100%	1.000	0.9000	$400

60-10-29-100-600.031-028 | **Barnett Corrie LeeAnn** | **53 W COOPER ST** | **510, 1 Family Dwell - Platted Lot** | **RESIDENTIAL HOMESITES**

General Information

Parcel Number
60-10-29-100-600.031-028

Local Parcel Number
60-10-29-100-600.031-028

Tax ID:

Routing Number
SP-35-8

Property Class 510
1 Family Dwell - Platted Lot

Year: 2020

Location Information

County
Owen

Township
WASHINGTON TOWNSHIP

District 028 (Local 061)
SPENCER TOWN

School Corp 6195
SPENCER-OWEN COMMUNITY

Neighborhood 912266-028
RESIDENTIAL HOMESITES 91226

Section/Plat
29

Location Address (1)
53 W COOPER ST
SPENCER, IN 47460

Zoning

Subdivision

Lot

Market Model
Outbuilding Factors

Characteristics

Topography	Flood Hazard
High	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☑

Neighborhood Life Cycle Stage
Static

Printed Friday, March 27, 2020
Review Group 2016

Ownership

Barnett Corrie LeeAnn
53 W Cooper Street
Spencer, IN 47460-1722

Legal

SPENCER LOT 216. SPENCER N 1/2 LOT 215

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/04/2019	Barnett Corrie LeeAnn	217592	WR	/	$0	I
11/12/2015	Mayle James W & Wa		WD	/	$60,000	I
10/06/2009	NATHAN & ROBERT		WD	/	$0	I
10/06/2009	HARBSTREIT DONNA		WD	/	$0	I
01/01/1900	HARBSTREIT DONNA		WD	/	$0	I

Notes

9/10/2019 HMST: HOMESTEAD - CARRIE BARNETT 19/20

12/10/2015 HMST: HOMESTEAD DEDUCTION JAMES & WANDA MAYLE 15/16

12/10/2015 PERM: T2013-54 (ELECTRICAL)

12/10/2015 ReAs: Reassessment 2012 NO NEW CHANGES

Res

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

2020	Assessment Year	2020	2019	2018	2017	2016
WIP	Reason For Change	AA	AA	AA	AA	AA
02/23/2020	As Of Date	01/01/2020	01/01/2019	01/01/2018	01/01/2017	01/01/2016
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	☐	☐	☐	☐	☐
$13,200	**Land**	**$13,200**	**$13,200**	**$13,200**	**$20,600**	**$20,600**
$13,200	Land Res (1)	$13,200	$13,200	$13,200	$20,600	$20,600
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$70,100	**Improvement**	**$70,100**	**$64,700**	**$59,900**	**$59,200**	**$59,200**
$70,100	Imp Res (1)	$70,100	$64,700	$59,900	$59,200	$59,200
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$83,300	**Total**	**$83,300**	**$77,900**	**$73,100**	**$79,800**	**$79,800**
$83,300	Total Res (1)	$83,300	$77,900	$73,100	$79,800	$79,800
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 68' X 126', CI 68' 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		63	0.3000	1.85	$23,706	$43,856	$13,157	0%	100%	1.0000	$13,160

Data Source N/A **Collector** 08/20/2014 JG **Appraiser** 03/01/2015 JG

Land Computations

Calculated Acreage	0.30
Actual Frontage	63
Developer Discount	☐
Parcel Acreage	0.30
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.30
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 / Classifed Value	$0
Homesite(s) Value	$13,200
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$13,200
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$13,200**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1250 sqft
Make	

Floor Finish

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

Wall Finish

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

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	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

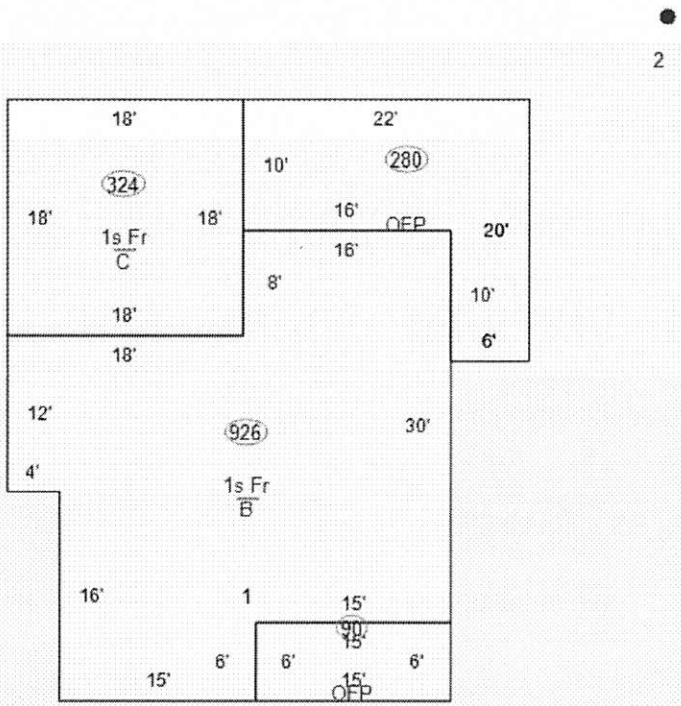
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Frame	280	$0
Porch, Open Frame	90	$0



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1250	1250	$84,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		926	0	$23,000	
Crawl		324	0	$3,400	
Slab					
			Total Base		$110,600
Adjustments			**1 Row Type Adj. x 1.00**		$110,600
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		$0
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$110,600
			Sub-Total, 1 Units		
Exterior Features (+)			$13,300		$123,900
Garages (+) 0 sqft			$0		$123,900
			Quality and Design Factor (Grade)		1.00
			Location Multiplier		0.94
			Replacement Cost		$116,466

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	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	1926	1926	94	F		0.94		2,176 sqft	$116,466	50%	$58,230	0%	100%	1.060	1.0000	$61,700
2: Detached Garage R 01	100%	1	Wood Frame	C	1979	1979	41	F	$27.86	0.94	$27.86	24'x24'	$15,085	38%	$9,350	0%	100%	1.000	0.9000	$8,400

General Information

Parcel Number
60-10-29-100-600.045-028

Local Parcel Number
60-10-29-100-600.045-028

Tax ID:

Routing Number

Property Class 640
Exempt, Municipality

Year: 2020

Location Information

County
Owen

Township
WASHINGTON TOWNSHIP

District 028 (Local 061)
SPENCER TOWN

School Corp 6195
SPENCER-OWEN COMMUNITY

Neighborhood 960000-028
EXEMPT PARCES CODE 600-640

Section/Plat
29

Location Address (1)
COOPER ST
SPENCER, IN 47460

Zoning

Subdivision

Lot

Market Model
960000-028

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
	☐
Streets or Roads	**TIF**
	☑

Neighborhood Life Cycle Stage
Static

Printed Friday, March 27, 2020
Review Group 2016

Ownership

Town of Spencer
c/o Clerk/Treasurer
90 N West St
Spencer, IN 47460-1337

Legal

Pt NE S29 T10 R3 21.5A aka Cooper Commons

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	Town of Spencer		WD	/	$0	I

Notes

Exempt

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

2020	Assessment Year	2020	2019	2018	2017	2016
WIP	Reason For Change	AA	AA	AA	AA	AA
02/23/2020	As Of Date	01/01/2020	01/01/2019	01/01/2018	01/01/2017	01/01/2016
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	☑	☑	☐	☑	☐
$64,500	**Land**	**$64,500**	**$64,500**	**$64,500**	**$64,500**	**$107,500**
$0	Land Res (1)	$0	$0	$0	$0	$0
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$64,500	Land Non Res (3)	$64,500	$64,500	$64,500	$64,500	$107,500
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$64,500	**Total**	**$64,500**	**$64,500**	**$64,500**	**$64,500**	**$107,500**
$0	Total Res (1)	$0	$0	$0	$0	$0
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$64,500	Total Non Res (3)	$64,500	$64,500	$64,500	$64,500	$107,500

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
13	A		0	21.5000	1.00	$3,000	$3,000	$64,500	0%	0%	1.0000	$64,500

Land Computations

Calculated Acreage	21.50
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	21.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	21.50
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	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$0
CAP 3 Value	$64,500
Total Value	**$64,500**

Data Source N/A **Collector** 06/28/2016 JG **Appraiser** 03/01/2015 JG

Hickam & Lorenz
ATTORNEYS AT LAW
A Professional Corporation

ELLIOTT HICKAM (1920 - 2000)
RICHARD W. LORENZ
JOHN R. McKAY*
JACK R. WOODRUFF
SAMANTHA PAUL
*ALSO ADMITTED IN NEW YORK, VIRGINIA, AND THE DISTRICT OF COLUMBIA

10 SOUTH MAIN STREET
POST OFFICE BOX 46
SPENCER, INDIANA 47460
(812) 829-2221
FAX (812) 829-0365

August 14, 2020

Owen County Art Guild, Inc
199 W Cooper St
Spencer IN 47460

VIA CERTIFIED MAIL

To Whom It May Concern:

Trillium Woods LLC will be appearing on the 25th day of August, 2020 at 6 p.m. before the Town of Spencer Plan Commission at 90 N West St, Spencer in order to hear the Application for Preliminary Plat Approval filed by Trillium Woods LLC regarding Spencer Lots 217 and 218.

The Application for Preliminary Plat Approval may be examined in the office of the Spencer Town Clerk Treasurer at the address listed above.

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

The Spencer Plan Commission may impose reasonable restrictions on the number of attendees to control audience density in consideration of the existing COVID-19 pandemic. Remote viewing and participation will be available via WebEx. If you wish to attend remotely please contact the Spencer Town Clerk-Treasurer for instructions. The meeting will be recorded and the same will be available for viewing on the Town of Spencer website.

Thank you for your attention in this matter.

Sincerely,

Richard W. Lorenz
Attorney for the Town of Spencer

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Joseph & Evelyn Wheatcraft
152 W Clay St
Spencer IN 47460

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August 14, 2020

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Evco, Inc.
1101 Texas Pike
Spencer IN 47460

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August 14, 2020

VIA CERTIFIED MAIL

Linda K. Epeards
427 S Montgomery St
Spencer IN 47460

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Joseph Anthony Voelker
83 W Cooper Street
Spencer IN 47460

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VIA CERTIFIED MAIL

Corrie LeeAnn Barnett
53 W Cooper Street
Spencer IN 47460

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