Town of Spencer BZA
June 23, 2020 immediately following the Plan Commission meeting
Town of Spencer Municipal Building

MEETING MINUTES

Present:

Chris Conner, President

Margaret Tucker, Member

Buck Johnson, Member

Richard W. Lorenz, Town Attorney

Absent:

Tad Wilson, Member

Lew Moke, Member

Public:

Rodney & Melinda Beatty

The meeting was called to order by Chris Conner, President. It was noted that the minutes from the January 28, 2020 were not available for review.

The next item for discussion was the request by Rodney & Melinda Beatty for a variance from set back regulations. The Beatty's explained that a shed previously set on the property and due to flooding it had to be torn down. They have replaced this structure with a new shed; however, they were unable to comply with the 10-foot set back requirements due to the already existing placement of a gas line and parking areas on their real estate. The shed has been placed at 7 foot from the northern property line boundary. There were no adjacent landowners to object in person and no one submitted their objection in writing. The applicant revealed that they had discussed this issue with the neighboring landowners, and no one objected to the placement.

It is further noted that the adjacent landowners have been notified by certified mail and legal notice was given in the Spencer Evening World, a copy of said green cards and legal notice are to be appended to the minutes of this meeting along with a copy of the variance request and any documentation presented at the meeting.

The following findings were then read into the meeting:

> The approval of the variance will not be injurious to the public health, safety, morals, and general welfare of the community because a shed previously existed upon the real estate, the same was becoming unsafe due to flooding, and required demolition. The new shed has been elevated to prevent flooding.

> 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 shed will essentially sit near the same area as previous shed did and the new shed is elevated to prevent flooding.

> The need for a variance arises due to the previous placement of an existing gas line and the placement of a shed 10 foot from the boundary line would require the movement of the gas line.

> The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property due to the placement of an existing gas line and the placement of a shed 10 foot from the boundary line would require the movement of the gas line.

> The approval does not interfere with the Master Plan because a shed already existed upon the real estate in essentially the same area and the placement of the new shed only seeks to enhance the property.

Chris Conner then made a motion to accept the findings and approve the request for a variance from 10 feet to 7 feet from the northern property line boundary, Buck Johnson seconded the motion, and the same was unanimously approved. A formal written resolution will be presented at the next regularly scheduled meeting for review and signature.

The next order of business was the Beatty's request to waive the filing fee. Buck Johnson made a motion to waive the filing fee, Margaret Tucker seconded the motion and the same was unanimously approved.

The next order of business to come before the meeting was the necessity of the Board to approve and sign Resolution 2020-001 pertaining to the variance request by Fox Mountain Creek, LLC. The Board was reminded that the variance had previously been approved at its meeting on January 28, 2020. Chris Conner made a motion to approve the signing of Resolution 2020-001, Buck Johnson seconded the motion, and the same was unanimously approved. A copy of the Resolution shall be appended to the minutes of this meeting.

There being no further business to come before the Board, Chris Conner made a motion to adjourn, Buck Johnson seconded said motion, and the same was unanimously approved.

MEETING ADJOURNED.

_____
Lew Moke

_____
Margaret Tucker

_____
Chris Conner

_____
Buck Johnson

_____
Tad Wilson

AGENDA

Town of Spencer Plan Commission
June 23, 2020 at 6 pm
Town of Spencer Municipal Building

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
5. APPROVAL OF MINUTES FROM PREVIOUS MEETING
6. NEW BUSINESS
7. OLD BUSINESS
8. PUBLIC COMMENT
9. PLAN COMMISSION COMMENTS
10. ADJOURN

Town of Spencer BZA
June 23, 2020 immediately following Plan Commission
Town of Spencer Municipal Building

1. CALL MEETING TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES FROM PREVIOUS MEETING
4. NEW BUSINESS
    a. Design Variance Request from Rodney & Melinda Beatty
5. OLD BUSINESS
    a. Sign Design Variance Resolution 2020-001 for Fox Mountain Creek LLC (variance request approved January 28, 2020)
6. PUBLIC COMMENT
7. BZA COMMENTS
8. ADJOURN

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? ☐ YES ☒ NO			

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 more gas line and we need to maintain parking for 2 vehicles.

The approval does not interfere substantially with the Master Plan because: A shed 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 Beatty / Rodney Beatty — 3/10/20

Applicant Signature — Date

Melinda Beatty / Rodney Beatty

Printed Name

Variance from setback regulations

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 — 3/10/20
Owner Signature — Date

Rodney Dale Beatty
Printed Name

Melinda Lee Beatty — 3/10/20
Owner Signature — Date

Melinda Lee Beatty
Printed Name

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

- [x] Deed
- [x] 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? ☐ YES ☐ NO

Recommendations or Requirements:

Initial on-site inspection complete? ☐ YES ☐ NO **By Whom:**_____

Recommendations or Requirements:

THIS INSTRUMENT PREPARED BY: Richard W. Lorenz, Attorney at Law, Spencer, Indiana

March 10, 2020

Town of Spencer

re: variance request

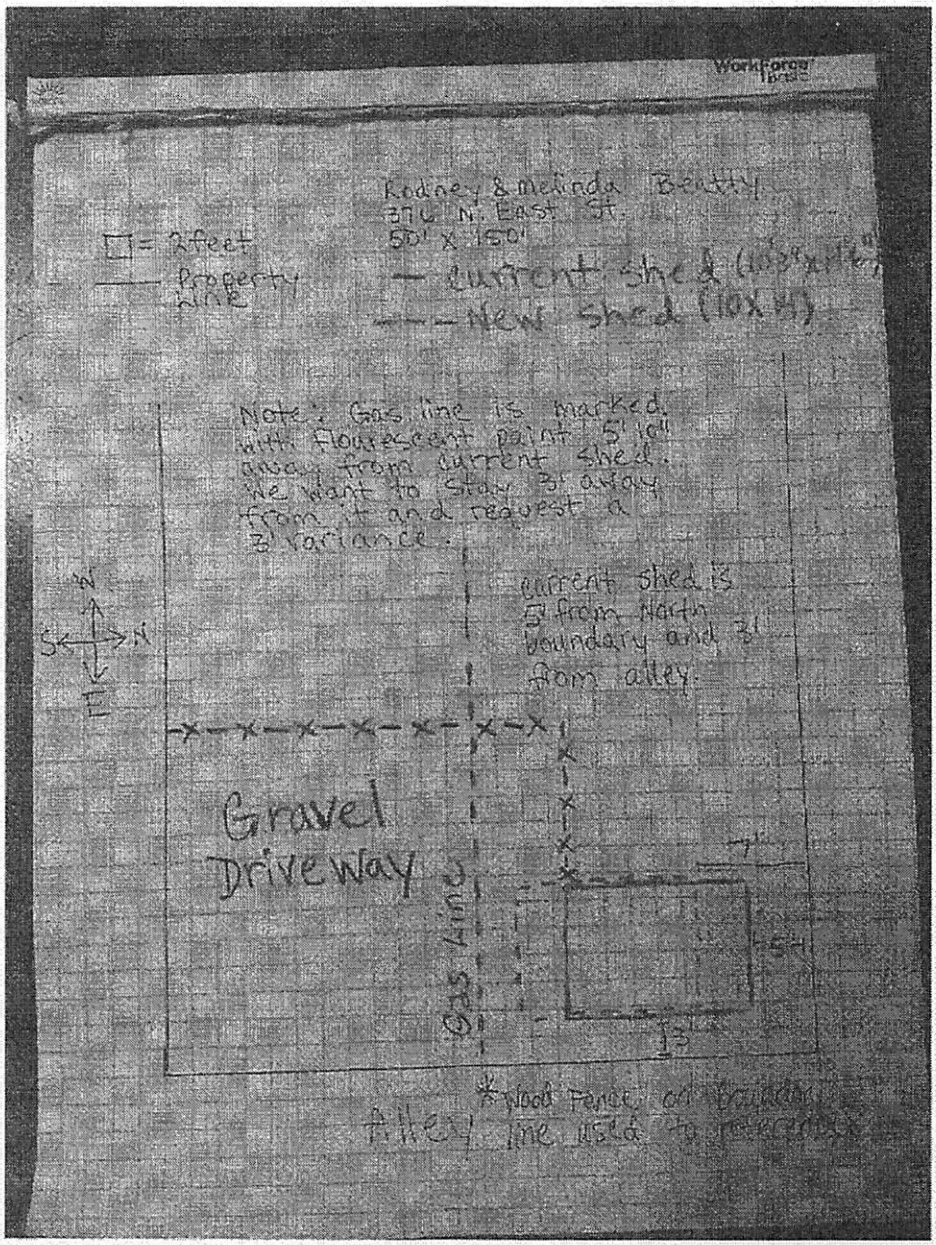
As homeowners in Spencer for 20 yrs. we have never experienced routine flooding until the new home construction North of our boundary. As a result our one out building has flooded repeatedly. This shed we beleive is as old as our home, which was built in 1926. Due to the age of the shed and knowing there are expenses involved with our variance request we ask for a partial reduction of the $250 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


Rodney & Melinda Beatty
376 N. East St.
50' x 150'
□ = 2 feet
Property Line
— current shed
--- New shed (10x14)
Note: Gas line is marked with flourescent 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.
W
S
N
E
Gravel Driveway
Gas Line
7'
5'
3'
*Wood Fence on boundary
Alley line used to reference

DULY ENTERED FOR TAXATION

125562

MAR 0 2 1999

Auditor Owen County

RECEIVED FOR RECORD
This 2nd day of March 1999
at 8:30 o'clock A m
and recorded in Deed record no. 191 p 287

Margaret Tucker
Recorder Owen County

Mail Tax Statements To:
376 N. East St.
Spencer, IN 47460

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

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 Februaty, 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.

Notary Public

RITA J. KELLER, Notary Public.
Residing in Monroe County.
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.wd0)

General Information

Parcel Number
60-10-21-300-400.179-028

Local Parcel Number
60-10-21-300-400.179-028

Tax ID:

Routing Number
sp-16-36

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 912247-028
RESIDENTIAL HOMESITES

Section/Plat
21

Location Address (1)
376 N EAST 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 Saturday, October 26, 2019
Review Group 2016

Ownership

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

Legal

FLETCHERS 1ST ADD LOT 14

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

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	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	☐	☐	☐	☐	☐
$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

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

Data Source N/A Collector 09/10/2014 JG Appraiser 03/01/2015 JG

Land Computations

Calculated Acreage	0.14
Actual Frontage	50
Developer Discount	☐
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 / Classifed 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	

Floor Finish

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

Wall Finish

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

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Masonry	128	$0

Plumbing

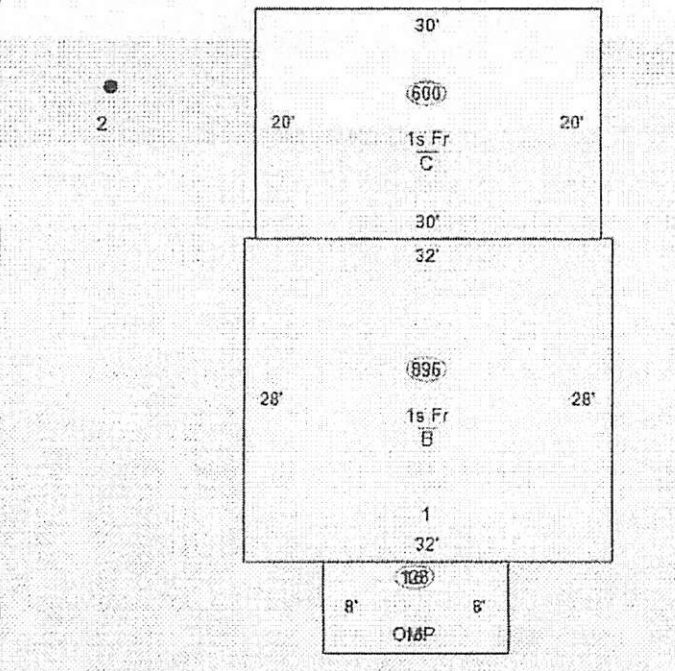
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



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					
			Total Base		$120,200
Adjustments			1 Row Type Adj. x 1.00		$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
			Sub-Total, One Unit		$127,900
			Sub-Total, 1 Units		
Exterior Features (+)				$5,500	$133,400
Garages (+) 0 sqft				$0	$133,400
			Quality and Design Factor (Grade)		0.95
			Location Multiplier		0.94
			Replacement Cost		$119,126

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: 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

Total all pages $84,800

Total this page $84,800

LEGAL NOTICE

BOARD OF ZONING APPEALS

The Town of Spencer Board of Zoning Appeals will meet on the 24th 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 24th 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 24th 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 24th 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 24th 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 24th 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**

General Information

Parcel Number
60-10-21-300-400.180-028

Local Parcel Number
60-10-21-300-400.180-028

Tax ID:

Routing Number
SP-16-37

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 912247-028
RESIDENTIAL HOMESITES

Section/Plat
21

Location Address (1)
366 N EAST 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 Saturday, October 26, 2019
Review Group 2016

Ownership

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

Legal

FLETCHERS LOT 15

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/19/2016	Hammond James O &	206163	WR	/	$119,250	I
08/26/2011	Cirgin James T & Kath		WD	/	$88,500	I
10/18/1990	OPTIONS FOR BETT		WD	/	$0	I
01/01/1900	THOMPSON COY		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	2017	2016
WIP	Reason For Change	AA	AA	HC	AA	AA
07/19/2019	As Of Date	01/01/2019	01/01/2018	01/01/2017	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	☐	☐	☑	☐	☐
$22,800	**Land**	**$22,800**	**$22,800**	**$17,800**	**$17,800**	**$17,800**
$22,800	Land Res (1)	$22,800	$22,800	$17,800	$0	$0
$0	Land Non Res (2)	$0	$0	$0	$17,800	$17,800
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$102,900	**Improvement**	**$103,300**	**$85,200**	**$78,800**	**$78,800**	**$78,800**
$102,900	Imp Res (1)	$103,300	$85,200	$78,800	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$78,800	$78,800
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$125,700	**Total**	**$126,100**	**$108,000**	**$96,600**	**$96,600**	**$96,600**
$125,700	Total Res (1)	$126,100	$108,000	$96,600	$0	$0
$0	Total Non Res (2)	$0	$0	$0	$96,600	$96,600
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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	0.1700	2.32	$57,816	$134,133	$22,803	0%	100%	1.0000	$22,800

Data Source N/A **Collector** 09/10/2014 JG **Appraiser** 03/01/2015 JG

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

Land Computations

Calculated Acreage	0.17
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.17
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.17
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	$22,800
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$22,800
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$22,800**

General Information

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

Floor Finish

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

Wall Finish

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

Plumbing

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

Accommodations

Bedrooms	0
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	0

Heat Type

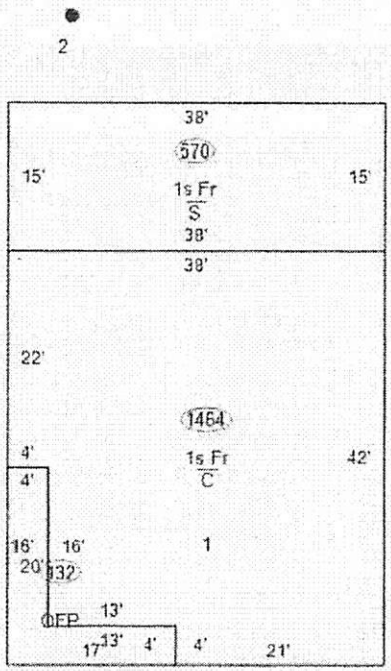
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Frame	132	$0



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	
				Total Base	$122,000
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
				Replacement Cost	$106,826

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: 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**

General Information

Parcel Number
60-10-21-300-400.363-028

Local Parcel Number
60-10-21-300-400.363-028

Tax ID:

Routing Number

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 912247-028
RESIDENTIAL HOMESITES

Section/Plat
21

Location Address (1)
312 E HILLSIDE AVE
SPENCER, IN 47460

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

Ownership

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

Legal

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

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/28/2018	Bault Melvin L & Rose	213307	QC	/	$20,863	I
11/01/2016	T & C Investors LLC	206921	CW	/	$20,000	I
01/01/1900	Ran Tru LLC		WD	/	$0	I

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

Res

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

2019	Assessment Year	2019	2018	2018	2017
WIP	Reason For Change	AA	Alloc Chg	AA	AA
07/19/2019	As Of Date	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
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☑	☐	☐
$17,900	**Land**	**$17,900**	**$2,200**	**$2,200**	**$20,800**
$17,900	Land Res (1)	$17,900	$0	$2,200	$0
$0	Land Non Res (2)	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$2,200	$0	$20,800
$142,200	**Improvement**	**$142,200**	**$0**	**$0**	**$0**
$142,200	Imp Res (1)	$142,200	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0
$160,100	**Total**	**$160,100**	**$2,200**	**$2,200**	**$20,800**
$160,100	Total Res (1)	$160,100	$0	$2,200	$0
$0	Total Non Res (2)	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$2,200	$0	$20,800

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	ALOB2	0	0.1200	2.58	$57,816	$149,165	$17,900	0%	100%	1.0000	$17,900

Data Source N/A **Collector** **Appraiser**

Land Computations

Calculated Acreage	0.12
Actual Frontage	0
Developer Discount	☐
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 / Classifed 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	

Floor Finish

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

Wall Finish

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

Plumbing

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

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

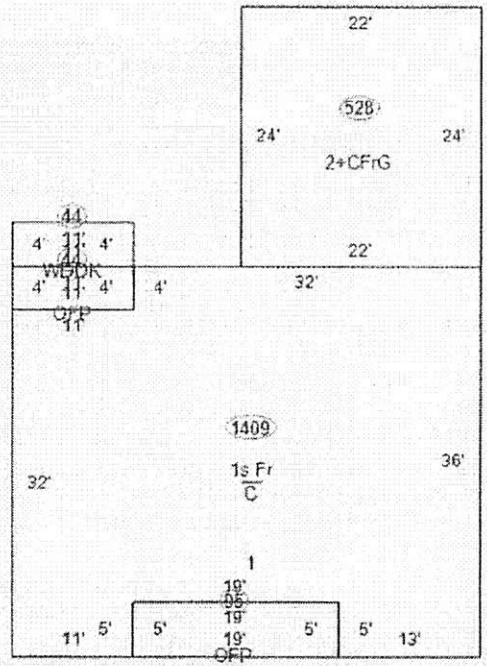
Central Warm Air

Roofing

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

Exterior Features

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



Specialty Plumbing

Description	Count	Value

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 Age	Co 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**

General Information

Parcel Number
60-10-21-300-400.178-028

Local Parcel Number
60-10-21-300-400.178-028

Tax ID:

Routing Number
sp-16-35

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 912247-028
RESIDENTIAL HOMESITES

Section/Plat
21

Location Address (1)
388 N EAST 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 Saturday, October 26, 2019
Review Group 2016

Ownership

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

Legal

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

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/16/2019	Montes Juan Manuel &	216265	WR	/	$150,000	I
02/06/2017	Guinn Elaine L	207880	CW	/	$125,400	I
11/03/2016	Ran Tru LLC	206920	WR	/	$0	I
11/01/2016	Truesdel Mark		WD	/	$20,000	I
08/16/2016	RAN-TRU LLC	206761	SW	/	$69,269	I
05/16/2016	Bank of New York Mell	205199	SH	/	$86,000	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	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	☐	☐	☐	☐	☐
$24,600	**Land**	**$24,600**	**$32,800**	**$32,700**	**$32,000**	**$32,000**
$24,600	Land Res (1)	$24,600	$32,800	$15,300	$0	$0
$0	Land Non Res (2)	$0	$0	$0	$32,000	$32,000
$0	Land Non Res (3)	$0	$0	$17,400	$0	$0
$82,500	**Improvement**	**$82,200**	**$76,600**	**$68,900**	**$69,300**	**$68,200**
$82,500	Imp Res (1)	$82,200	$76,600	$68,900	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$68,900	$67,800
$0	Imp Non Res (3)	$0	$0	$0	$400	$400
$107,100	**Total**	**$106,800**	**$109,400**	**$101,600**	**$101,300**	**$100,200**
$107,100	Total Res (1)	$106,800	$109,400	$84,200	$0	$0
$0	Total Non Res (2)	$0	$0	$0	$100,900	$99,800
$0	Total Non Res (3)	$0	$0	$17,400	$400	$400

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		90	0.1900	2.24	$57,816	$129,508	$24,607	0%	100%	1.0000	$24,610

Data Source N/A **Collector** 09/10/2014 JG **Appraiser** 03/01/2015 JG

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.

Land Computations

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 / Classifed 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

- [ ] 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	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

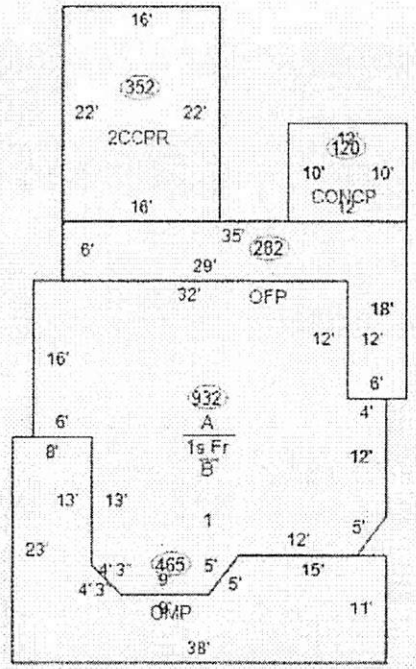
Central Warm Air

Roofing

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

Exterior Features

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



Specialty Plumbing

Description	Count	Value

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 Age	Co 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

Total all pages $82,500

Total this page $82,500

60-10-21-300-400.191-028 | **Williams Tiffani Joy** | **373 N PARK AVE** | **510, 1 Family Dwell - Platted Lot** | **RESIDENTIAL HOMESITES**

General Information

Parcel Number
60-10-21-300-400.191-028

Local Parcel Number
60-10-21-300-400.191-028

Tax ID:

Routing Number
sp-17-9

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)
373 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

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

Legal

WARKS PT LOT 2 WARKS PT LOT 3

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/23/2007	Williams Tiffani Joy		WD	172/435	$97,000	I
06/14/2002	LANHAM JOSHUA P		WD	/	$0	I
12/04/1998	TROY BURGESS		WD	/	$79,000	I
01/01/1900	MARJORIE LONG		WD	/	$0	I

Notes

4/4/2013 ReAs: Reassessment 2012
NO NEW CHANGES

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

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	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	☐	☐	☐	☐	☐
$8,700	**Land**	**$8,700**	**$8,700**	**$11,400**	**$11,400**	**$11,400**
$8,700	Land Res (1)	$8,700	$8,700	$11,400	$11,400	$11,400
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$94,700	**Improvement**	**$94,900**	**$89,300**	**$81,300**	**$81,300**	**$79,100**
$93,500	Imp Res (1)	$93,900	$88,300	$80,100	$80,100	$77,900
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$1,200	Imp Non Res (3)	$1,000	$1,000	$1,200	$1,200	$1,200
$103,400	**Total**	**$103,600**	**$98,000**	**$92,700**	**$92,700**	**$90,500**
$102,200	Total Res (1)	$102,600	$97,000	$91,500	$91,500	$89,300
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$1,200	Total Non Res (3)	$1,000	$1,000	$1,200	$1,200	$1,200

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		50	0.1500	2.40	$24,200	$58,080	$8,712	0%	100%	1.0000	$8,710

Data Source N/A **Collector** 09/09/2014 JG **Appraiser** 03/01/2015 JG

Land Computations

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 / Classifed 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**

General Information

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

Floor Finish

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

Wall Finish

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

Roofing

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

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

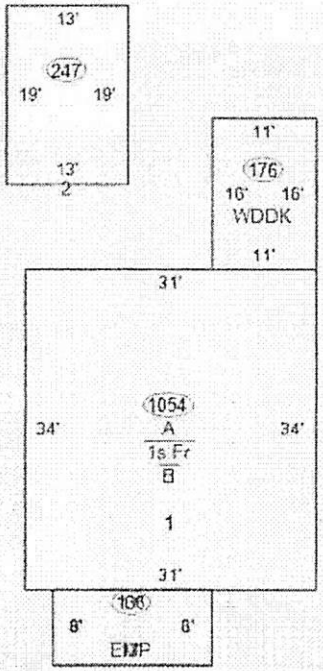
Bedrooms	4
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air

Exterior Features

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



Specialty Plumbing

Description	Count	Value

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 Age	Co 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

Total all pages $94,700 Total this page $94,700

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**

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

WARKS ADD PT LOT 1 WARKS 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	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	☐	☐	☐	☐	☐
$7,500	**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

Data Source N/A **Collector** 09/09/2014 JG **Appraiser** 03/01/2015 JG

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	☐
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 / Classifed 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
Total Value	**$7,500**

General Information

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

Floor Finish

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

Wall Finish

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

Roofing

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

Plumbing

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

Accommodations

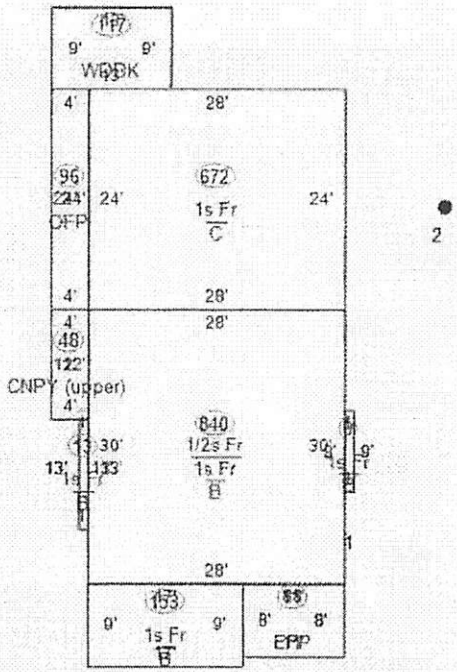
Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air

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					
			Total Base		$156,100
Adjustments			1 Row Type Adj. x 1.00		$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
			Sub-Total, One Unit		$162,900
			Sub-Total, 1 Units		
Exterior Features (+)				$13,800	$176,700
Garages (+) 0 sqft				$0	$176,700
			Quality and Design Factor (Grade)		0.90
			Location Multiplier		0.94
			Replacement Cost		$149,488

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: 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

Total all pages $140,000

Total this page $140,000

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

Re: Request for variance of 3 feet on north boundary

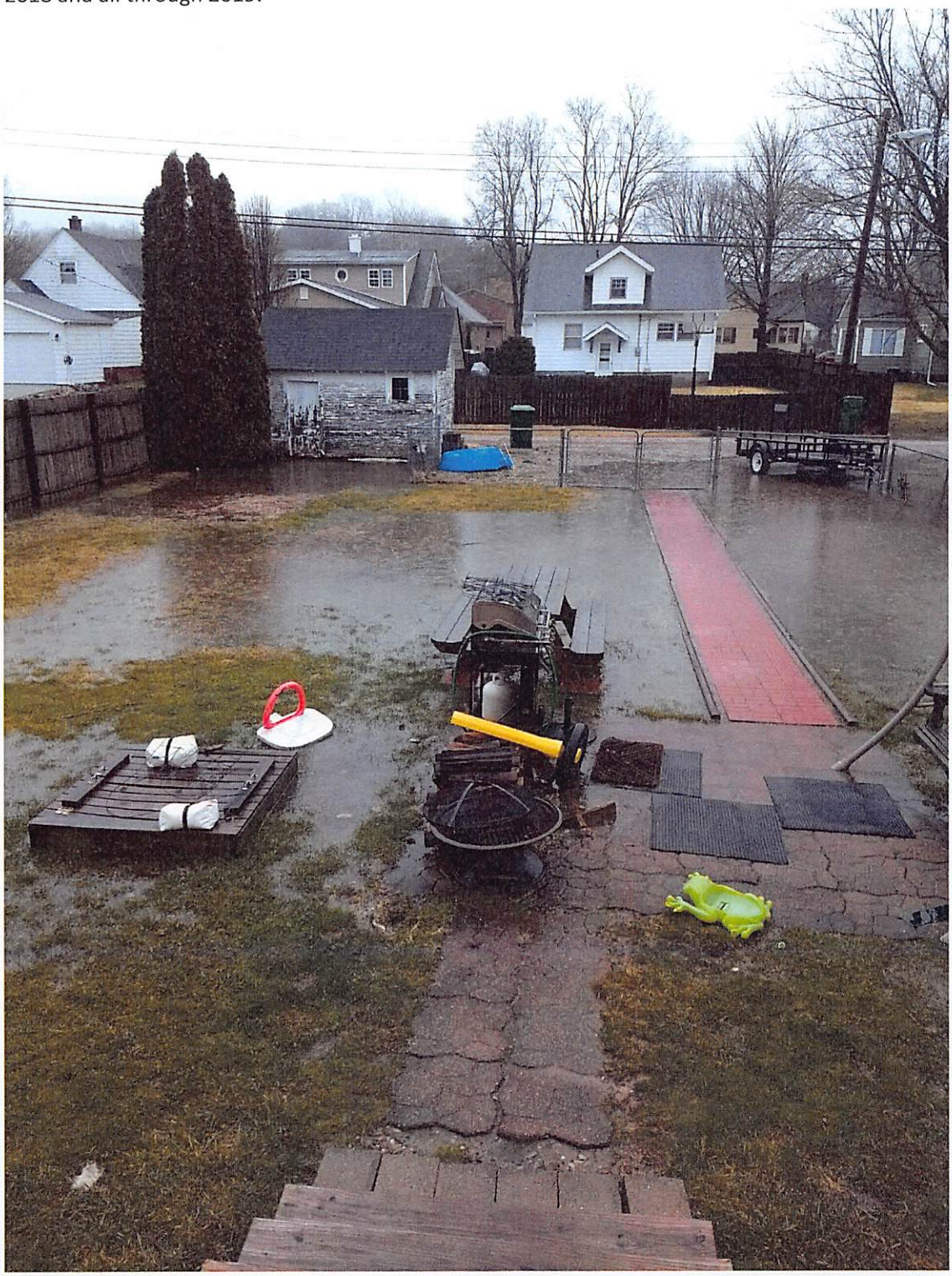
Our complaint related to flooding on our property started shortly after the new home construction on our north boundary. We contacted Jenny Osborne on several occasions starting August 2018. We do not have an issue with the home, but the elevation caused flooding in our and neighboring properties. When our privacy fence was removed you can see the difference in elevation.

Our property is oriented with a shed that we believe is original to the property that was positioned 5 feet from the north boundary (same side as new home) and 3 feet from the alley with a side drive way that we use regularly.

In addition, our gas line runs close to center of our property, which is 50 foot. The following photos show the gas line locator facing east then showing the mark on the south side of the old shed.

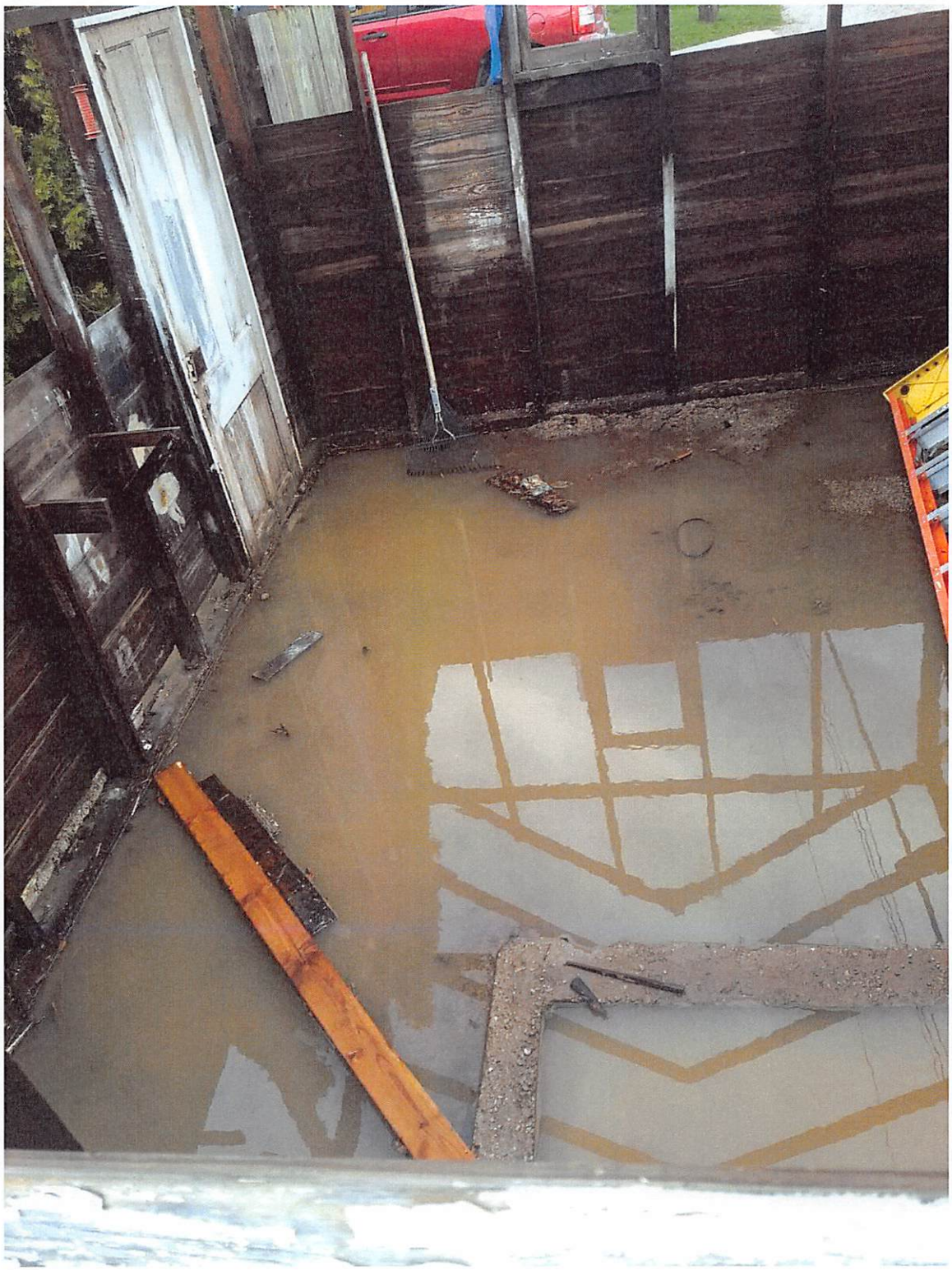
The old shed that we believed was building 1926 was very solid, but the water damage was causing a lot of concern. We had to keep items in our basement due to flooding.

The following photos of flooding in January 2020 happened quite a few times during the latter half of 2018 and all through 2019.

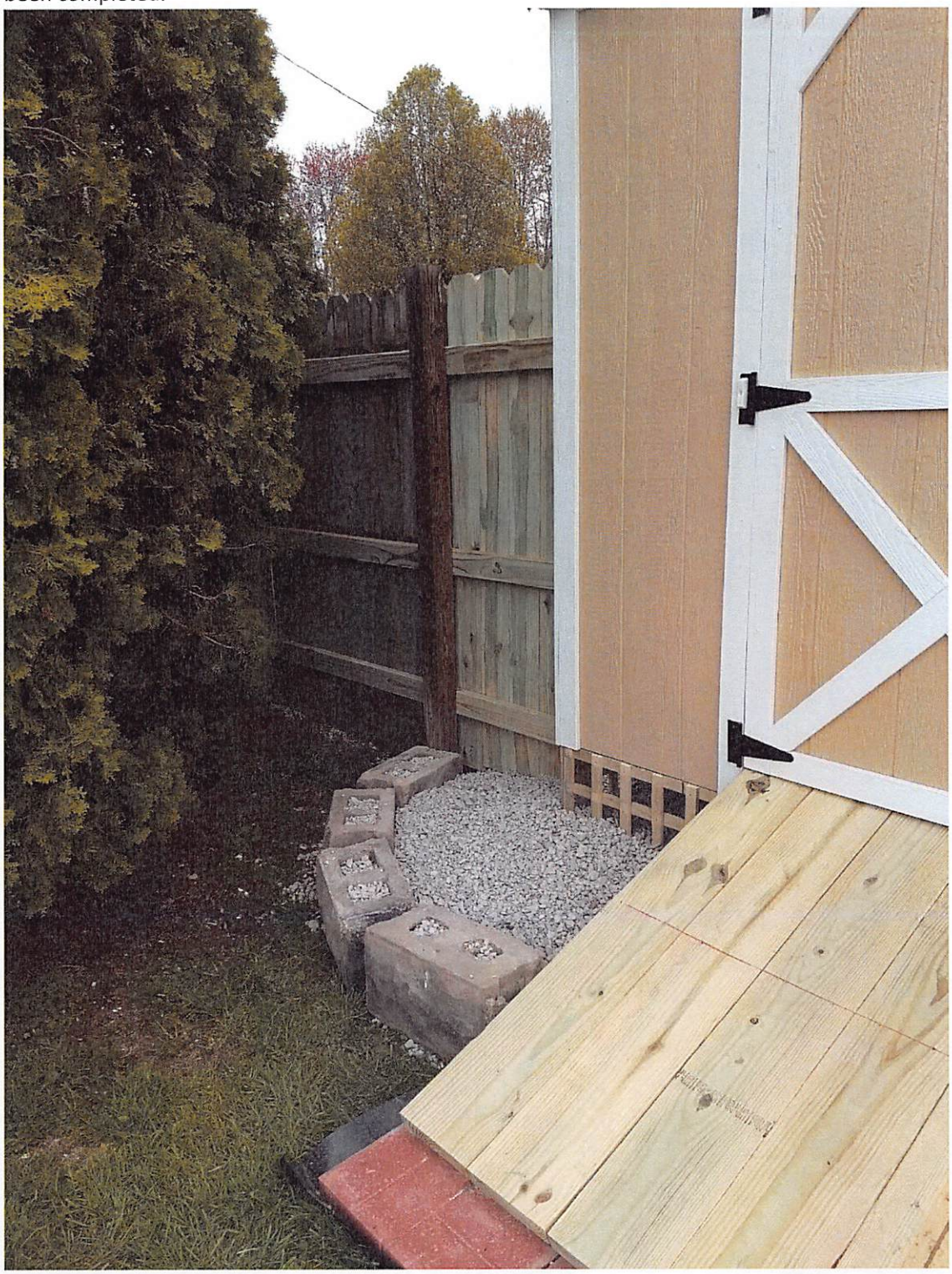


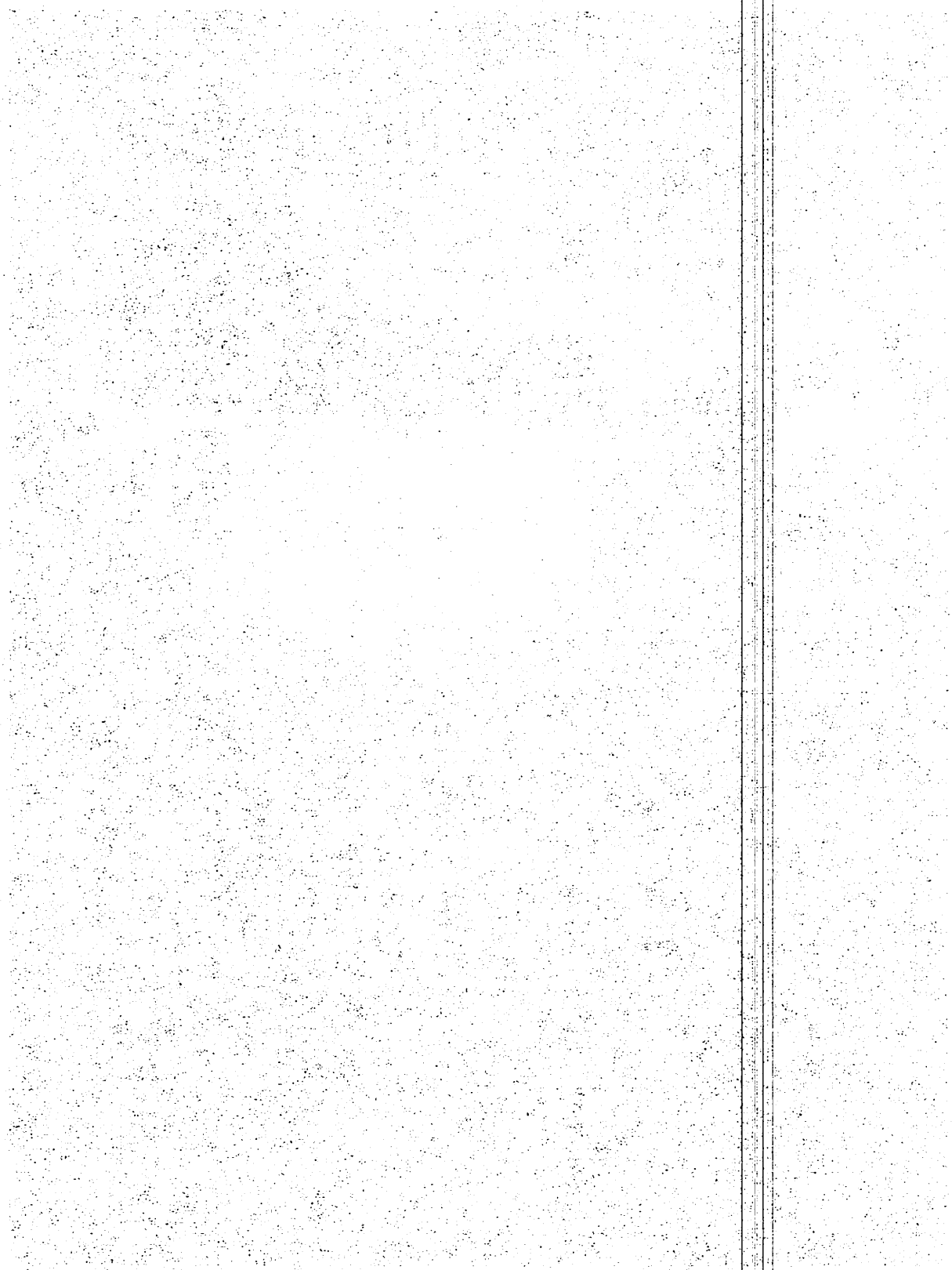
The following photos show the position of the old shed (1st is north side and 2nd is east):

The next photo shows the flooding in the shed as it was being demolished and the foundation that existed for the old shed.



The last few photos show how we positioned the new shed with 7 feet on the north boundary and 3 feet away from the gas line in the drive way. In addition, the drainage project correcting the flooding has been completed.





SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

fani Joy Williams
3 N Park Ave
encer IN 47460-1563

9590 9402 5773 0003 2286 18

2. Article Number *(Transfer from service label)*

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature]

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

607 W Ripens Run
Spencer IN 47460

USPS SPENCER IN 47460-9998 JUN 16 2020

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811 July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Billy H[illegible]
429 M[illegible]treet
Spencer IN 47460

9590 9402 5773 0003 2320 73

[illegible] Number (Transfer from service label)
7019 1640 0000 1088 2845

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Billy Harper ☐ Agent ☐ Addressee

B. Received by (Printed Name) Billy Harper
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JUN 16 2020

[illegible]ype
[illegible]ture
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☑ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1 Article Addressed to:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Doris Hammond ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
ES, enter delivery address below: ☐ No

SPENCER IN 47460-9998 JUN 16 2020 USPS

9590 9402 5773 0003 2319 53

(Transfer from service label)

7019 1640 0000 1088 2913

e Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811 July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

tes Juan & Marquita Manuel
N East St
cer IN 47460

9590 9402 5773 0003 2286 25

2. Article Number *(Transfer from service label)*

]19 1640 0000 1088 2937

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Juan M. Manuel

C. Date of Delivery 6/11/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

USPS SPENCER IN 47460 JUN 11 2020

Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☑ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Melvin & Rose Marie Bault
O Box 586
pencer IN 47460

9590 9402 5773 0003 2286 32

2. Article Number *(Transfer from service label)*

019 1640 0000 1088 2920

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Melvin Bault ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* MELVIN BAULT C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
ES, enter delivery address below: ☐ No

USPS SPENCER IN 47460-9998 SEP 11 2020

ce Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

CLASSIFIEDS

To place a Classified ad, call 1-833-213-7007

SERVICES

BATES MECHANICAL INC. HEATING & COOLING
LICENSED • INSURED • FREE ESTIMATES • LOW INTEREST FINANCING AVAILABLE
Factory Authorized Dealer Bryant Heating & Cooling Systems Since 1904
1-800-439-5105 | 812-332-7000 | 812-829-3156
WWW.BATESMECHANICAL.COM
24 HR EMERGENCY SERVICE
Whatever it takes. Since 1968
SATISFACTION GUARANTEED!

SELL IT FAST IN THE CLASSIFIEDS!
Chances are you'll find what you need at the price you want to pay when you read the CLASSIFIEDS every day!

Truax Family TREE SERVICE
Tree Removal
Storm Damage & Clean-Up
High Risk Trees
Insured
812-821-6012

ALL AROUND TREES
Tree removal, Trimming, Topping, Shaping, Firewood, Stump-Grinding, Hauling, Property Clean-Up, Jack of All Trades.
Chris Sutton (765)301-1793

Kay's Lawn Service
Mowing • Mulching • Fertilizing
Weed Control
Landscaping
Retaining Walls / Patios
(812) 821-2520

NINJA Construction
Metal Roof Specialist
Call The NINJA
812-821-0073
General Contractor

Eden's Construction
812-606-6240
Insured • Free Estimates
Roofs of Slate • Tuckpointing
Fence Building • Building Rms O Kitchens

ARMS CONSTRUCTION
Free Estimates
812-828-0391
REMODELING • SIDING • ROOFS • DECKS
WINDOWS • DOORS & MORE
NO JOB TOO SMALL
"Your satisfaction is my goal"

Jesse Harrell Excavating
Foundations, Septics and much more!
876-9832

D & J PAINTING
Interior & Exterior
FREE ESTIMATES
(812) 829-1067

A-1 Water Delivery Service
812-825-7149
Customs, Pools, Hot Tubs

Transforming your home is as simple as picking up the phone
DYNASTY PAINTING
Interior/Exterior • Decks
Pressure Washing • Cabinets
Call for your FREE quote today
812-821-0073

TRUESDEL
Heating, Cooling & Maintenance
Geothermal Specialist
Spencer's Only TRANE Dealer
812-829-1450

AMISH ROOFERS
Metal & Shingles
812-650-2475

Employment

Drivers

Thatcher Trucking is looking for experienced, dependable, and hard working truck drivers to join our team. Home every night, paid vacation after 1yr and great pay. To apply stop by Thatcher Trucking, 15000 Vine St., Coal City. For questions call 812-859-3681

Public Notices

Public Notices

LEGAL NOTICE
The Town of Spencer Plan Commission and Board of Zoning Appeals will meet on the **23rd day of June, 2020** beginning at 6 p.m. at the Spencer Municipal Building for its regular meeting and in order to hear the following application:
Variance Request No. 2020-002
The request for a variance to vary from the terms of Chapter 150, Section 150.507 concerning setback regulations for the purpose of placing an outbuilding/shed upon the property.
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 matter to be heard prior to the hearing.
The public is invited to attend. The Town of Spencer 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. (top&2t)

The Cataract Lake Water Corporation annual meeting for 2020 has been cancelled due to the uncertainty of COVID-19.

Merchandise

Absolutely Free

Large cupboard/armoire, carving at top, light wood. 812-340-7208 Spencer

Classified Advertising
1-800-804-8420
Monday through Friday 8-5

Garage Sales

Garage Sale - Spencer

Huge Sale - Fri & Sat, 803 W Thornridge Way. Furniture, home decor, name brand clothes (young men & girls jr), jewelry, lots of misc.

Hamilton Logging, Inc.
Buyers of standing timber, logs, veneer & land
Buyer: Rodney Freeman
(812)558-1037 • (812)360-1992

Rentals

Garage/ Storage Space

HILLCREST STORAGE
New Units, Discount Prices
1 mile North of Spencer, Rte. 67
829-6087
Offices Available

Houses for Rent

Small house in country. 1-2 adults, tenant pays lp gas heat, trash pkp furnished. $600 mo, $600 dep. Poland 317-753-6194

VEHICLE FOR SALE? SELL IT TODAY! 800-804-8420

Real Estate

Houses for Sale

3 BR, 2 BA home, all elec. for Sale. 151 E. Cooper St., Spencer. Call 765-712-0135.

Superior Forest Products
-STANDING TIMBER-
Insured, Bonded and Licensed
Top prices paid • References available
Mott Orr • Owen County Resident
765-591-1650

Buyers of Standing Timber
Tri-State Timber, LLC. | 812-829-9999

Auto

Cars - Used

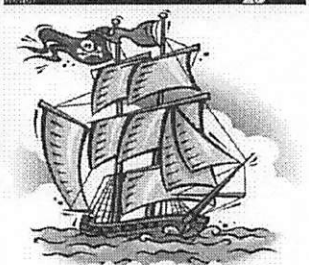
First National Bank is accepting bids on a 2011 Chevy Impala until 6/23. 61,121 miles, V6, automatic, power windows & locks, CD player, remote start, AC works great. Can be seen at 302 S. Main St. in Cloverdale. Contact Tiffany at 765-795-4221.

Every day, people rely on classified to SELL- AND BUY- with ease. You can too. Call us, and start turning your "trash" into cash!

CALL THE CLASSIFIEDS TODAY!

1-800-804-8420

CAN'T SEEM to get to all those repair jobs around the house? Let the Classifieds "Service Directory" help you find reliable help.



EXPLORE OUR Classifieds

REAL ESTATE AUCTION

96.5 Acres • House • Woods • Pasture
6688 E Calvertville Rd, Solsberry, IN 47459

96.5 TOTAL ACRES
WOODS • PASTURE • CREEK • POND
RECREATION/HUNTING LAND
1120 SQ FT HOME • 3 BEDROOMS • 1 BATH
BASEMENT • 1 CAR DETACHED GARAGE
FARM BARN • POLE BARN

Offered in three parcels, combinations & in its entirety
Parcels consist of 13, 25 & 57 acres

Auction Date:
SATURDAY, JUNE 27TH – 10:00 A.M.

Open Houses:
Thursday, June 18th • 5 to 7 p.m.

For more information visit our website www.lawsonauction.com

Owners: William David Jennings Trust
Trustees: John Jennings & Jeff Jennings

LAWSON & CO. Jack Lawson ■ ■ Brandon Lawson
AUB100029 AUB301138
1200 E. MAIN STREET • DANVILLE, INDIANA 46122
(317) 745-4404 • FAX (317) 745-7810
Visit our web site: http://www.lawsonauction.com

IT *only* TAKES A SPARK.

Please

ONLY YOU CAN PREVENT WILDFIRES.

smokeybear.com

Ad Council USFS

Board of Zoning Appeals
Design Variance Resolution 2020-001

Name of Applicant: Fox Mountain Creek, LLC c/o Grant Minnemeyer

Owner of Record: Owen Community Bank

Common address of subject property: Fletchers 1 Lot 25, Fletchers S ½ Lot 24 aka East Street

WHEREAS, Owen Community Bank and Fox Mountain Creek, LLC filed their application for approval of a design variance to allow a variance from the provisions of 152.130(3) of the Spencer Town Code; and

WHEREAS, the petitioners have properly presented evidence of the site plan, deed of ownership, notice by publication of the application, and evidence of certified mail to the adjacent and other interested property owners affected, and other documentation and testimony as required by Spencer Town Code; and

NOW THEREFORE, the Board of Zoning Appeals, being duly advised, now makes the following findings as required by law to allow a design variance, to wit:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community insofar as the property is currently and already used as a parking area, the applicants' history of business as a veterinarian reflects appropriate detail to public health concerns and safety, and the new facility will provide professional veterinarian services to the community.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner as the parcel is adjoined on one side by a already established commercial enterprise and the addition of another commercial venture of this nature will only enhance the property values of the adjacent parcels. The drawings of the proposed facility reflect a consistent structural facility to the surrounding

structures, and the parking area is adjacent to an existing alley and will in fact provide adequate parking for the facility's use without overflow onto the adjacent streets.

3. The strict application of the Zoning Ordinance will constitute unnecessary hardship if applied to the property involved as the property is zoned for Commercial Limited; however, the parcel is not large enough to meet the standards set forth in the Spencer Town Code regarding set-backs for parking areas near or adjacent to residential uses. The strict application of the ordinance would prohibit any commercial venture from residing upon this parcel and providing adequate parking, as is required by the Spencer Town Code.

A motion is made to approve the design variance. Said building shall be built pursuant to the proposed drawings and maps that have been provided.

The motion passes on a 3-0 vote with 1 member abstaining and 1 member absent.

Upon motion duly made, seconded, and unanimously approved, The Board of Zoning Appeals does hereby grant the aforesaid design variance with the automatic condition that the applicant abides by all state approval processes, county and building requirements, and obtain all required permits.

Dated: _____

_____
Lew Moke

_____
Margaret Tucker

_____
Chris Conner

_____
Buck Johnson

_____
Tad Wilson