

66-10-04-131-001.000-007

General Information

Parcel Number
66-10-04-131-001.000-007

Local Parcel Number
0070009000

Tax ID:

Routing Number
29N-R2W

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Pulaski

Township
INDIAN CREEK TOWNSHIP

District 007 (Local 007)
Indian Creek Township

School Corp 6620
EASTERN PULASKI COMMUNITY

Neighborhood 907003-007
Nices Camp;River Crest (007)

Section/Plat

Location Address (1)
2675 W 431S
WINAMAC, IN 46996

Zoning

Subdivision

Lot

Market Model
907004-007 - Walsh & Lamb Subs;

Characteristics

Topography Flood Hazard
Low ☐

Public Utilities ERA
☐

Streets or Roads TIF
Unpaved ☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, July 12, 2023

Review Group 2023

GUST, MARNEY N.

Ownership

GUST, MARNEY N.
2675 W 431 S
Winamac, IN 46996-7717

Legal

007-00090-00 FIRST ADD TO RIVER CREST
LOT 1



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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/24/2023	As Of Date	04/04/2023	03/18/2022	03/12/2021	03/02/2020	03/27/2019
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$5,400	Land	\$5,400	\$5,200	\$5,100	\$4,900	\$4,900
\$5,400	Land Res (1)	\$5,400	\$5,200	\$5,100	\$4,900	\$4,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$67,200	Improvement	\$67,200	\$62,700	\$60,200	\$58,800	\$59,900
\$57,600	Imp Res (1)	\$57,600	\$53,700	\$51,700	\$50,500	\$51,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,600	Imp Non Res (3)	\$9,600	\$9,000	\$8,500	\$8,300	\$8,500
\$72,600	Total	\$72,600	\$67,900	\$65,300	\$63,700	\$64,800
\$63,000	Total Res (1)	\$63,000	\$58,900	\$56,800	\$55,400	\$56,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,600	Total Non Res (3)	\$9,600	\$9,000	\$8,500	\$8,300	\$8,500

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
F	F		75	75x110	0.96	\$75	\$72	\$5,400	0%	100%	1.0000	\$5,400

2675 W 431S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/24/1996	GUST, MARNEY N.		WD	149/601	\$0	I
07/12/1994	SMITH, GEORGE E. &		WD	/	\$0	I
01/01/1900	BENNETT, MICHAEL		WD	/	\$0	I

Res

510, 1 Family Dwell - Platted Lot

Nices Camp;River Crest (0 1/2

Notes

7/5/2050 001: PACKET 12/#1
8/18/2022 23/24 CR: 8/12/22 MR - 23p24 ADJ COND ON HOUSE AND GRADE ON CONCP. CORRECTED SIZE OF CONCP.
1/11/2019 003: 19 Pay 20 Land Rate Adjusted to \$12,000 for all homesite land types and \$3,200 for excess land types.

6/11/2018 19PAY20 CR: 19p20 - 6/6/18 MR - REMOVED AND RESKETCHED DECKS, ADJUSTED GRADE OF HSE FROM D TO D+1. CHANGED BUILT AND EFF YR ON SHED FROM 1900 TO 1990. COND FROM F TO AV. ADJUSTED SIZE OF SHED FROM 5X8 TO 7X10 AND CHANGED IT TO METAL. 12X12 SHED COND WAS CHANGED FROM F TO AV. CONCP WAS CHANGED TO 300 SQ. FT.

4/14/2015 002: 15/16 REAS M&PT 4/14/15 PICS#2626-2635 ADD ODD-SHAPED OFF, CHNGD #3 UTLSHD TO 12X12; DELETED #5 WDDK & PUT BACK ON AS #9 4X12 WDDK.

12/13 REASS TM MT-TR 9/1/11 NO CHG

Land Computations

Calculated Acreage	0.19
Actual Frontage	75
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.19
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.19
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$5,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$5,400

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General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 1 story (ranch)
Finished Area 768 sqft
Make

Floor Finish

☐ Earth ☐ Tile
☐ Slab ☐ Carpet
☒ Sub & Joist ☒ Unfinished
☐ Wood ☐ Other
☐ Parquet

Wall Finish

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

Roofing

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

Exterior Features

Description	Area	Value
Wood Deck	128	\$2,500
Wood Deck	164	\$3,200
Wood Deck	167	\$3,200
Wood Deck	128	\$2,500

GUST, MARNEY N.

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

Heat Type

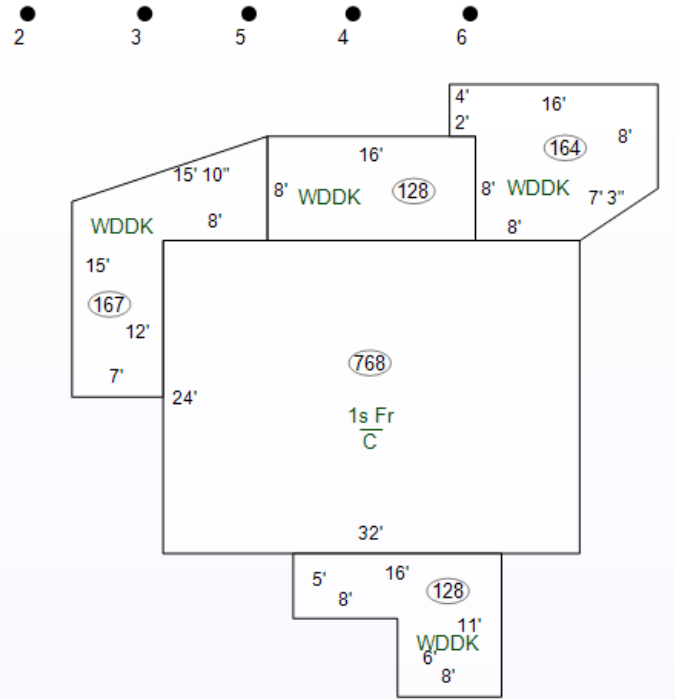
Central Warm Air

2675 W 431S

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Nices Camp;River Crest (0

2/2



Specialty Plumbing

Description Count Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	768	768	\$66,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	768	0	\$5,300	
Slab				

Total Base \$71,900
Adjustments 1 Row Type Adj. x 1.00 \$71,900

1 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
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$71,900

Sub-Total, 1 Units

Exterior Features (+)	\$11,400	\$83,300
Garages (+) 0 sqft	\$0	\$83,300
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.90	
Replacement Cost	\$63,725	

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	D+1	1995	1995	28 G		0.90		768 sqft	\$63,725	24%	\$48,430	0%	100%	1.190	1.0000	\$57,600
2: CONCP R	0%	1		D	2000	2000	23 A		0.90		600 sqft	\$2,232	26%	\$1,650	0%	100%	1.190	1.0000	\$2,000
3: OFP R	0%	1		C	2015	2015	8 A		0.90		102 sqft	\$4,410	7%	\$4,100	0%	100%	1.190	1.0000	\$4,900
4: Utility Shed R 01	0%	1		D	1991	1991	32 A	\$21.43	0.90	\$15.43	12'x12'	\$2,222	65%	\$780	0%	100%	1.000	1.0000	\$800
5: Utility Shed R 01	0%	1		D	1991	1991	32 A	\$26.02	0.90	\$18.73	7'x10'	\$1,311	65%	\$460	0%	100%	1.000	1.0000	\$500
6: Utility Shed R 01	0%	1		D	2011	2011	12 A	\$21.43	0.90	\$15.43	10'x14'	\$2,160	35%	\$1,400	0%	100%	1.000	1.0000	\$1,400