

General Information

Parcel Number 46-03-19-400-010.000-048
Local Parcel Number 46-03-19-400-010.000-048
Tax ID:

Ownership

Wagner Brian C & Lexi M Benhart Wag
911 E 800 N
La Porte, IN 46350

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 11/29/2022 to 01/01/1900.

Notes

1/1/1900 TBP: 46-03-19-400-013.000-048 & 46-03-19-400-012.000-048 & 46-03-19-400-022.000-048

Routing Number 03-19-000-015

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Legal

20-03-19-400-010 PCE 263 X 836.69 X 263 X
836.45 FT CMG 164 FT W OF SE COR S19 T38 R2
5.051 A



Res

Year: 2023

Location Information

County LaPorte
Township GALENA TOWNSHIP
District 048 (Local 020) GALENA TOWNSHIP
School Corp 4805 NEW PRAIRIE UNITED
Neighborhood 4606500-048 Galena
Section/Plat 0019
Location Address (1) 911 E 800 N LA PORTE, IN 46350

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

Table with columns: Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2021-2023.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show land data for lots 9, 91, 6, and 6.

Market Model 4606507 - GALENA C

Characteristics

Topography Level Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, July 22, 2023

Review Group 2023

Data Source N/A

Collector

Appraiser

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (5.05), Actual Frontage (0), Developer Discount, Parcel Acreage (5.05), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.59), Total Acres Farmland (2.46), Farmland Value (\$780), Measured Acreage (2.46), Avg Farmland Value/Acre (317), Value of Farmland (\$780), Classified Total (\$0), Farm / Classified Value (\$800), Homesite(s) Value (\$40,000), 91/92 Value (\$12,000), Supp. Page Land Value, CAP 1 Value (\$40,000), CAP 2 Value (\$12,700), CAP 3 Value (\$0), Total Value (\$52,700).

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	N/A
Finished Area	2507 sqft
Make	

**Floor Finish**

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

**Wall Finish**

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

**Roofing**

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

**Exterior Features**

Description	Area	Value
Porch, Open Frame	40	\$3,400
Porch, Enclosed Frame	84	\$6,100
Wood Deck	726	\$9,900

**Plumbing**

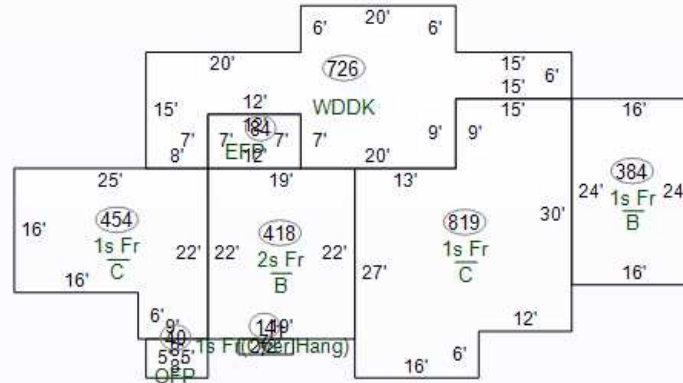
#	TF
Full Bath	2
Half Bath	1
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	1
<b>Total</b>	<b>6</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>13</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2089	2089	\$130,300	
2	1Fr	418	418	\$24,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		802	0	\$23,500	
Crawl		1273	0	\$6,600	
Slab					

**Total Base** \$184,600

**Adjustments** 1 Row Type Adj. x 1.00 \$184,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:2089 2:418	\$5,300
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$199,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$19,400	\$218,600
Garages (+) 0 sqft	\$0	\$218,600
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.99

**Replacement Cost** \$205,593

**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	100%	2	Wood Frame	C-1	1900	1900	123 A		0.99		3,309 sqft	\$205,593	30%	\$143,920	0%	100%	1.000 1.1800	\$169,800
2: Detached Garage	100%	1	Wood Frame	D	1976	1976	47 F	\$24.49	0.99	\$23.32	30'x40'	\$27,989	36%	\$17,910	0%	100%	1.000 0.8000	\$14,300
3: Detached Garage	100%	1	Wood Frame	D	2000	2000	23 F	\$25.08	0.99	\$19.86	24'x44'	\$20,976	31%	\$14,470	0%	100%	1.000 0.8000	\$11,600