

87-07-06-200-009.000-016

Blount, James E & Delores J

11875 SELVIN RD

101, Cash Grain/General Farm

PIGEON TWP MARKET AR 1/4

General Information

Parcel Number 87-07-06-200-009.000-016
Local Parcel Number 080-0646-0090

Tax ID:

Routing Number 011-004

Property Class 101
Cash Grain/General Farm

Year: 2023

Location Information

County Warrick
Township PIGEON TOWNSHIP
District 016 (Local 080)
School Corp 8130
Neighborhood 5016001\_AV
Section/Plat 6
Location Address (1) 11875 SELVIN RD DALE, IN 47523

Ownership

Blount, James E & Delores J
11833 SELVIN ROAD
DALE, IN 47523-9185

Legal

PT NE. S6 T4 R6. 37.586 A.



Transfer of Ownership

Date 01/01/1900 Owner Blount, James E & Del Doc ID Code Book/Page Adj Sale Price V/I

Agricultural Master Parcel of 1

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

Table with columns for Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

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

Zoning

Subdivision

Lot

Market Model 5016001 - 016 MARKET AREA 001

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Improving

Printed Friday, May 5, 2023 Review Group 2024

Data Source External Only Collector 10/16/2017 WSC Appraiser 09/10/2021 TYLER

Notes

5/1/2023 MHPP: MHPP # 87-180-9020-0120-- MH OWNED BY THE BLOUNTS-- WILL PUT THE MH ON REAL FOR 24/25--CLS BLOUNT JAMES & DELORES FOR 08/08 FORWARD. PREVIOUSLY WAS BLDG ONLY. KH 04/16/08

2/18/2022 TR22: Corrected all car sheds to C grade, avg cond without obsolescence per study of car sheds and cost tables

7/20/2011 TR12: Added another homesite. Changed conc to wddk and size. Changed carshede D-1 to D and cond P to VP. Changed T31SO cond F to VP. ts 7-20-11

5/2/2008 TR08: Chng prop class from 514 to 101; chng concp to EFP. BJS 5-2-08

2/5/2002 ChID: Previous parcel\_id: 080-0646-0090

Land Computations

Table with columns for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

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
6	A	TTB2	0	0.7350	0.72	\$1,900	\$1,368	\$1,005	-80%	0%	1.0000	\$200
6	A	WED3	0	0.6610	0.64	\$1,900	\$1,216	\$804	-80%	0%	1.0000	\$160
6	A	WEE2	0	0.5880	0.55	\$1,900	\$1,045	\$614	-80%	0%	1.0000	\$120
71	A	TTB2	0	0.7350	0.72	\$1,900	\$1,368	\$1,005	-40%	0%	1.0000	\$600
72	A	WTR	0	0.2940	0.50	\$1,900	\$950	\$279	-40%	0%	1.0000	\$170

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 13 - 1 Lvl W/ Bsmt 0 -  
**Finished Area** 887 sqft  
**Make**

**Floor Finish**

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

**Wall Finish**

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

**Roofing**

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

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	225	\$0
Wood Deck	80	\$0

**Plumbing**

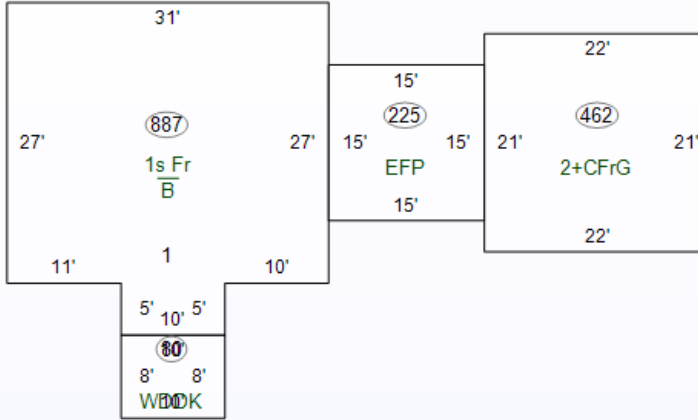
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

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

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	887	887	\$72,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	887	0	\$24,600	
Crawl				
Slab				

**Total Base** \$97,400

**Adjustments** 1 Row Type Adj. x 1.00 \$97,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:887 \$3,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$100,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$13,200	\$114,000
Garages (+) 462 sqft	\$14,300	\$128,300
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.93

**Replacement Cost** \$95,455

**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	1954	1980	43	A		0.93		1,774 sqft	\$95,455	38%	\$59,180	0%	100%	1.120	1.1580	\$76,800
2: Barn, Pole (T3) R 01	0%	1	T31SO	D	1954	1954	69	VP	\$15.29	0.93		30' x 56' x 8'	\$17,905	85%	\$2,690	0%	100%	1.000	1.0000	\$2,700
3: Car Shed R 01	0%	1		C	1972	1972	51	A	\$24.16	0.93	\$22.47	20'x26'	\$11,684	65%	\$4,090	0%	100%	1.120	0.9000	\$4,100

