

45-24-33-177-005.000-007

Minto, Todd W

1117 WESTWOOD DR

510, 1 Family Dwell - Platted Lot

Neighborhood- 227

1/2

General Information

Parcel Number 45-24-33-177-005.000-007
Local Parcel Number 002-02-03-0200-0063

Tax ID:

Routing Number B03-200 24

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Lake

Township CEDAR CREEK TOWNSHIP

District 007 (Local 007)
Cedar Creek Township

School Corp 4645
TRI CREEK

Neighborhood 227-007
Neighborhood- 227

Section/Plat 33

Location Address (1)
1117 WESTWOOD DR
SHELBY, IN 46377

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage
Other

Printed Thursday, January 5, 2023

Review Group 2022

Ownership

Minto, Todd W
1117 Westwood DR
Lowell, IN 46356

Legal

PT NW S.33 T.32 R.8 .136A 55X90.6X50X132.6FT
L.69 UNRE SHADY SHORE SW 5FT IN RD.



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/10/2022 to 01/01/1900.

Notes

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for 2022 and previous years.

Land Data (Standard Depth: Res 100', CI 100' 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. Row shows values for F, F, 55, 53x111, 1.03, \$150, \$155, \$8,215, 0%, 100%, 1.0000, \$8,220.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.14), Actual Frontage (55), 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 (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.14), 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 (\$8,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$8,200).

Data Source N/A

Collector

Jessica

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	112 - Conventional
Finished Area	1128 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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
Stoop, Masonry	24	\$1,500

Plumbing

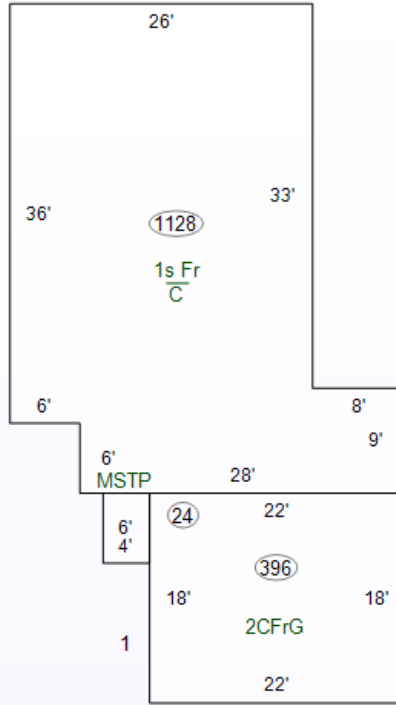
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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	1128	1128	\$86,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1128	0	\$6,200	
Slab				

Total Base			\$92,500
Adjustments	1 Row Type Adj. x 1.00	\$92,500	
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			\$92,500
Sub-Total, 1 Units			
Exterior Features (+)	\$1,500	\$94,000	
Garages (+) 396 sqft	\$13,400	\$107,400	
Quality and Design Factor (Grade)		0.90	
Location Multiplier		1.04	
Replacement Cost		\$100,526	

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+2	1958	1975	47 A		1.04		1,128 sqft	\$100,526	40%	\$60,320	0%	100%	1.000 1.0000	\$60,300