

General Information

Parcel Number 71-04-16-228-001.000-003
Local Parcel Number 002-2037-118607

Tax ID:

Routing Number 4-16D

Property Class 500 Vacant - Platted Lot

Year: 2024

Location Information

County St. Joseph

Township CLAY TOWNSHIP

District 003 (Local 002) CLAY TOWNSHIP

School Corp 7205 SOUTH BEND COMMUNITY

Neighborhood 7103500-003 AdtlV 02505

Section/Plat

Location Address (1) LAND FOR STS & RET POND I GRANGER, IN 46530

Zoning

Subdivision

Lot

Market Model 7103500-003 - Residential

Characteristics

Topography Level, Rolling Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, April 11, 2024 Review Group 2017

Ownership

Knollwood Park Villas Assoc Inc PO Box 438 Granger, IN 46530-0438

Legal

All Streets In Knollwood Park Villas Sec 1 & Retention Pond



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Row 1: 11/04/1988, Knollwood Park Villas, 0, WD, 0/0, |

Notes

12/6/2021 GI22: GENERAL INFORMATION 2022 9-30-2021 Wellington Lakes Vac into 7103500 Twp MK KP AD PSC RM 22/23 Removed Right of Way reduction. See prior years assessments. 12/21 psc

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 60' X 375', CI 60' X 375')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.10), Actual Frontage (0), Developer Discount, Parcel Acreage (2.10), 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 (2.10), 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 / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$6,200), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$6,200), CAP 3 Value (\$0), Total Value (\$6,200)

