

**General Information**

**Parcel Number**  
73-14-02-300-009.000-021  
**Parent Parcel Number**

**Ownership**

CLARK,RYANC&CLARK,KRISTINA K, CO TRUSTE  
2702 W 700 S  
SHELBYVILLE, IN 46176

**Transfer Of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Sale Price
03/23/2023	CLARK,RYANC&CLARK,KR				\$00
01/01/1900	Clark, Ryan C & Kris				\$00

**Notes**

**Tax ID:**

**Legal**

W2 E2 SW 2 11 6 4.00AC

**Routing Number**

**Property Class 511**  
1 Family Dwell - Unplatted (0 to 9.99 Acres)

**RESIDENTIAL**

**Year:**

**Location Information**

**County**  
Shelby

**Township**  
WASHINGTON TOWNSHIP

**District 021 (Local )**

**School Corp**  
SOUTHWESTERN CONSOLIDATED SHELBY COUNTY

**Neighborhood 7321010-021**  
WASH TWP RES/AG HOMESITE & RES

**Section/Plat**

**Location Address**  
2702 W 700 S  
SHELBYVILLE , IN 46176

**Zoning**

**Subdivision**

**Lot**

**AAMH Park**

**Characteristics**

**Topography**

**Public Utilities**

Electricity

**Streets or Roads**

**Neighborhood Life Cycle Stage**  
NA

**Printed** Sunday, September 8, 2024

**Valuation Records (work in progress values are not certified values and are subject to change)**

Assessment Year	2024	2023	2022	2021	2020
<b>Reason For Change</b>	AA	AA	AA	AA	AA
<b>As Of Date</b>	05/02/2024	04/16/2023	04/12/2022	04/21/2021	04/06/2020
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>					
<b>Notice Required</b>					
<b>Land</b>	\$38,100	\$37,400	\$32,600	\$32,200	\$32,200
Land Res(1)	\$20,300	\$20,300	\$17,900	\$17,800	\$17,900
Land Non Res(2)	\$17,800	\$3,200	\$2,500	\$2,200	\$2,100
Land Non Res(3)	\$00	\$13,900	\$12,200	\$12,200	\$12,200
<b>Improvement</b>	\$559,100	\$493,500	\$448,200	\$380,100	\$374,300
Imp Res(1)	\$496,400	\$351,000	\$311,400	\$288,700	\$280,800
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$62,700	\$142,500	\$136,800	\$91,400	\$93,500
<b>Total</b>	\$597,200	\$530,900	\$480,800	\$412,300	\$406,500
Total Res(1)	\$516,700	\$371,300	\$329,300	\$306,500	\$298,700
Total Non Res(2)	\$17,800	\$3,200	\$2,500	\$2,200	\$2,100
Total Non Res(3)	\$62,700	\$156,400	\$149,000	\$103,600	\$105,700

**Land Data**

Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Inf1%	Res Elig%	Market Factor	Value
4		SM	0	1.6400			\$2,326	\$3,815				\$3,810
9			0	1.0000			\$20,289	\$20,289				\$20,290
91		SM	0	1.3600			\$10,260	\$13,954				\$13,950

**Land Computations**

Calculated Acreage	4.00
Actual Frontage	
Developer Discount	<input type="checkbox"/>
Parcel Acreage	4.00
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	
Calssified Total	
Farm / Classified Value	
Homesite(s) Value	
91/92 Values	
Supp. Page Land Value	
CAP 1 Value	
CAP 2 Value	
CAP 3 Value	
<b>Total Value</b>	

**General Information**

<b>Occupancy</b>	Single-Family R 01
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	2.00
<b>Style</b>	
<b>Finished Area</b>	3549 sqft
<b>Make</b>	

**Floor Finish**

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

**Wall Finish**

<input 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 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
Patio, Concrete	486	
Porch, Open Frame	522	

**Plumbing**

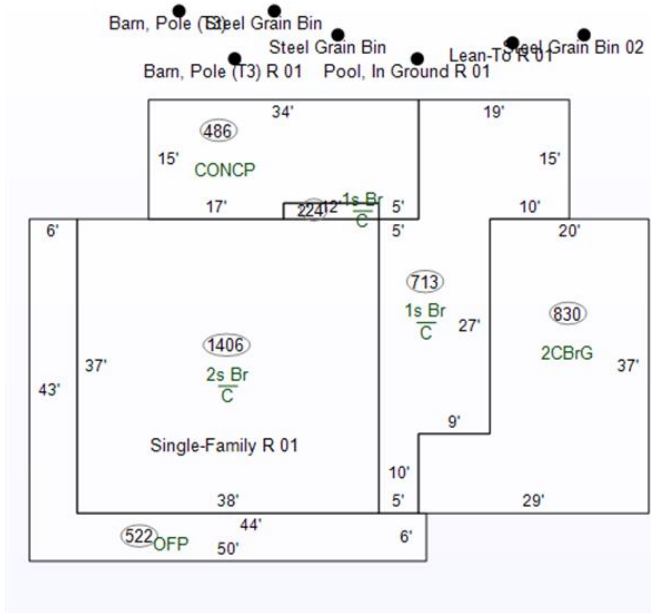
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	5	9

**Accomodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	Brick	2143	2143		
2	Brick	1406	1406		
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		2143	0		
Slab					

Total Base

Adjustments 1 Row Type Adj. x 1.00

Unfin Int (1)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Firspace (+)	
No Heating (1)	
A/C (+)	
No Elec (-)	
Plumbing (+/-)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit  
Sub-Total

External Features (+)  
Garages (+)

Quality and Design Factor (Grade)  
Location Multiplier

Replacement Cost

**Summary Of Improvements**

Description	Res Eligibl	Story Height	Construction	Year Built	Eff Grade	Eff Year	Co Age	Base Rate	Adj LCM Rate	Size	RCN	Norm Dep	Remain Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
Single-Family R 01				C+2	2004	2004	A								100%	1.5200		
Barn, Pole (T3)				C	2023	2023	A			7200 sqft					100%	1.5200		
Barn, Pole (T3) R 01				D	2005	2005	A			2400 sqft					100%	1.5200	0.6500	
Lean-To R 01				D	2005	2005	A			120 sqft					100%	1.5200		
Pool, In Ground R 01				C	2008	2008	A			703 sqft					100%	1.5200		
Steel Grain Bin				D	2010	2010	A			1017 sqft					100%	1.5200		
Steel Grain Bin				D	2016	2016	A			1017 sqft					100%	1.5200		
Steel Grain Bin 02				D	2018	2018	A			1017 sqft					100%	1.5200		