

02-13-11-427-002.000-041

General Information

Parcel Number
02-13-11-427-002.000-041

Local Parcel Number
50-2144-0008

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Allen

Township
ADAMS TOWNSHIP

District 041 (Local 050)
041 NEW HAVEN ADAMS FWPTC

School Corp 0255
EAST ALLEN COUNTY

Neighborhood 412224-041
NEW HAVEN WEST

Section/Plat
0113013

Location Address (1)
510 LINCOLN HWY E
NEW HAVEN, IN 46774

Zoning

Subdivision

Lot

Market Model
RES | Adams 412201-24 1 story

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Friday, April 11, 2025

Review Group 2024

THURSTON KRISTINE E

Ownership

THURSTON KRISTINE E
510 LINCOLN HWY E
NEW HAVEN, IN 46774-1318

Legal

BEGUES LOT 8



510 LINCOLN HWY E

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/20/2004	THURSTON KRISTIN	04-21840	WD	04/21840	\$74,000	I
11/28/2000	WISSMAN STEVEN K	00-13506	WD	00/13506	\$52,000	I
01/01/1900	HAACK DAVID C		WD	/		I

NEW HAVEN WEST/412224

1/2

Notes

2/24/2020 Permit: 21p22 2-24-20 permit 100% comp TW KW

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
01/21/2025	As Of Date	03/26/2025	03/22/2024	04/07/2023	03/21/2022	03/08/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☒	☒	☒	☒
\$22,500	Land	\$22,500	\$11,000	\$11,000	\$11,000	\$11,000
\$22,500	Land Res (1)	\$22,500	\$11,000	\$11,000	\$11,000	\$11,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$142,000	Improvement	\$142,000	\$133,100	\$126,800	\$106,000	\$96,600
\$142,000	Imp Res (1)	\$142,000	\$133,100	\$126,800	\$106,000	\$96,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$164,500	Total	\$164,500	\$144,100	\$137,800	\$117,000	\$107,600
\$164,500	Total Res (1)	\$164,500	\$144,100	\$137,800	\$117,000	\$107,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 139', CI 50' X 139')

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
F	F		50	50x132	1.00	\$450	\$450	\$22,500	0%	1.0000	100.00	0.00	0.00	\$22,500

Land Computations

Calculated Acreage	0.15
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.00
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	0.00
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	\$0
Supp. Page Land Value	
CAP 1 Value	\$22,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$22,500

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General Information

Occupancy Single-Family
Description Single-Family (1624 S
Story Height 1
Style 12 Older conv 1 stoy/b
Finished Area 1624 sqft
Make

Floor Finish

☐ Earth ☒ Tile
☒ Slab ☒ Carpet
☒ Sub & Joist ☒ Unfinished
☐ Wood ☐ Other
☐ Parquet

Wall Finish

☒ Plaster/Drywall ☒ Unfinished
☐ Paneling ☐ Other
☐ Fiberboard

Roofing

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

Exterior Features

Description	Area	Value
Patio, Concrete	112	\$800
Canopy, Roof Extension	112	\$1,600
Canopy, Roof Extension	88	\$1,600
Wood Deck	176	\$4,100

THURSTON KRISTINE E

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	1
Total Rooms	5

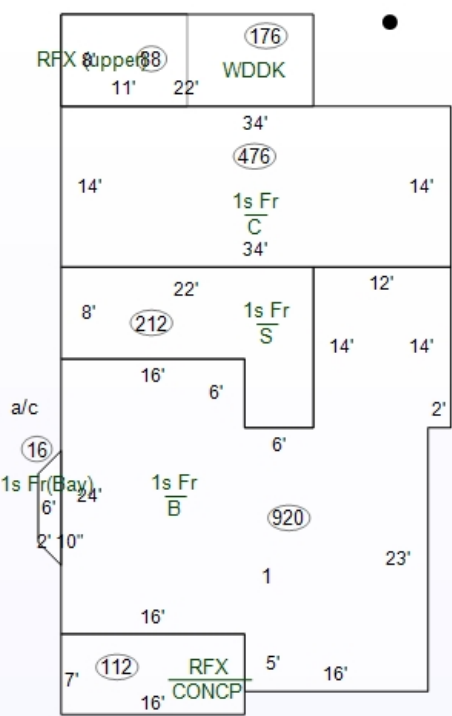
Heat Type

Central Warm Air

510 LINCOLN HWY E

510, 1 Family Dwell - Platted Lot

NEW HAVEN WEST/412224 2/2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1624	1624	\$142,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		920	0	\$33,100	
Crawl		476	0	\$5,600	
Slab		212	0	\$0	

Total Base \$180,800

Adjustments 1 Row Type Adj. x 1.00 \$180,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1624	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$185,800

Sub-Total, 1 Units

Exterior Features (+)	\$8,100	\$193,900
Garages (+) 0 sqft	\$0	\$193,900
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.96	
Replacement Cost		\$167,530

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family (1624 SqFt)	1	Wood Fr	D+2	1920	1935	90 A		0.96		2,544 sqft	\$167,530	50%	\$83,760	0%	100%	1.0000	1.610	100.00	0.00	0.00	\$134,900
2: Detached Garage (18x20)	1	Wood Fr	D	1920	1920	105 A	\$51.44	0.96	\$39.51	18'x20'	\$14,222	50%	\$7,110	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$7,100
3: Pool, Above Ground (Oval)	1	SV	C	2024	2024	1 A		0.96		9'x18'		8%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0