02-13-14-151-011.000-041 | **Peters Sarah L & Gideon A** | **1404 MELBOURNE DR** | **510, 1 Family Dwell - Platted Lot** | **MEADOWBROOK, HEATH**

General Information

Parcel Number
02-13-14-151-011.000-041

Local Parcel Number
50-3380-0558

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 412801-041
MEADOWBROOK, HEATHERWOO

Section/Plat
0014

Location Address (1)
1404 MELBOURNE DR
NEW HAVEN, IN 46774

Zoning

Subdivision

Lot

Market Model
Res | Adams 412801-07 1 Story

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, April 12, 2025

Review Group 2024

Ownership

Peters Sarah L & Gideon A
1404 Melbourne Dr
New Haven, IN 46774

Legal

MEADOWBROOK SEC 6
LOT 558 EX SE 6 FT &
SE 6 FT LOT 557

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/21/2020	Peters Sarah L & Gide	2020057161	WR	/	$110,000	V
06/01/2016	Conroy Paul	2016027114	WD	/	$79,900	V
12/21/2015	Brown John R	2015064798	PR	/	$33,000	I
01/01/1900	WATTS RAYMOND H		WD	/		I

Notes

Res

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
01/24/2025	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	☑	☑	☑	☑	☑
$23,900	**Land**	**$23,900**	**$10,800**	**$10,800**	**$10,800**	**$10,800**
$23,900	Land Res (1)	$23,900	$10,800	$10,800	$10,800	$10,800
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$148,200	**Improvement**	**$148,200**	**$153,500**	**$129,000**	**$117,900**	**$97,800**
$148,200	Imp Res (1)	$148,200	$153,500	$129,000	$117,900	$97,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$172,100	**Total**	**$172,100**	**$164,300**	**$139,800**	**$128,700**	**$108,600**
$172,100	Total Res (1)	$172,100	$164,300	$139,800	$128,700	$108,600
$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 65' X 130', CI 65' X 130')

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		70	70x120	0.96	$400	$384	$26,880	-11%	1.0000	100.00	0.00	0.00	$23,920

Land Computations

Calculated Acreage	0.19
Actual Frontage	70
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$23,900
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$23,900**

Data Source N/A **Collector** 02/23/2024 tmplaa **Appraiser** 05/08/2024 ivgoaa

General Information

Occupancy	Single-Family
Description	Single-Family (1066 S
Story Height	1
Style	40 Conventional 1 stor
Finished Area	1066 sqft
Make	

Floor Finish

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

Wall Finish

- [x] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	5

Heat Type

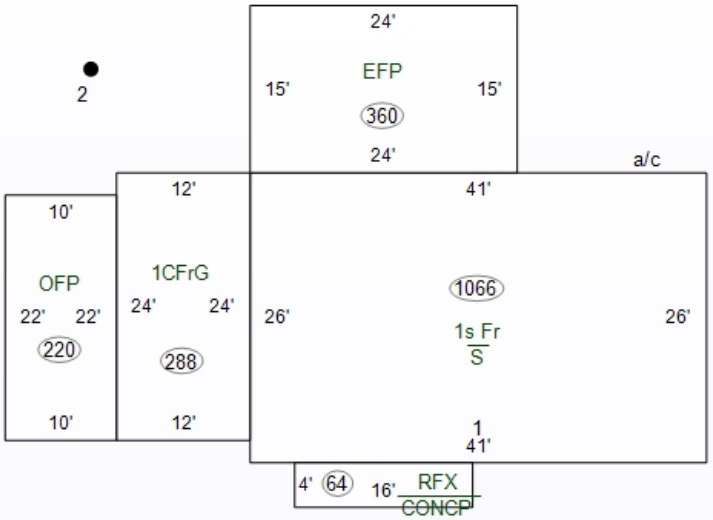
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	360	$20,000
Patio, Concrete	64	$600
Canopy, Roof Extension	64	$1,300
Porch, Open Frame	220	$10,900



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1066	1066	$110,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1066	0	$0	
				Total Base	$110,000
Adjustments				**1 Row Type Adj. x 1.00**	$110,000
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				PO:1	$1,600
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)				6 – 5 = 1 x $800	$800
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$112,400
				Sub-Total, 1 Units	
Exterior Features (+)				$32,800	$145,200
Garages (+) 288 sqft				$15,000	$160,200
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.96
				Replacement Cost	$138,413

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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 (1066 SqFt)	1	Wood Fr	D+2	1961	1961	64	A		0.96		1,066 sqft	$138,413	47%	$73,360	0%	100%	1.0000	2.020	100.00	0.00	0.00	$148,200
2: Utility Shed (8x10)	1	SV	D	1995	1995	30	A		0.96		8'x10'		60%		0%	100%	1.0000	1.000	100.00	0.00	0.00	$0

Total all pages $148,200 **Total this page** $148,200