

31-10-31-227-015.000-007

General Information

Parcel Number  
31-10-31-227-015.000-007

Local Parcel Number  
0040001200

Tax ID:

Routing Number  
- -

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County  
Harrison

Township  
HARRISON TOWNSHIP

District 007 (Local 004)  
HARRISON TOWNSHIP

School Corp 3190  
SOUTH HARRISON

Neighborhood 3107513-007  
Harrison Twp - Corydon Area #8

Section/Plat  
31.14

Location Address (1)  
952 CAPITOL BLVD  
CORYDON,, IN 47112

Zoning

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography  
Rolling

Flood Hazard  
☐

Public Utilities  
Water, Gas, Electricity

ERA  
☐

Streets or Roads  
Paved

TIF  
☐

Neighborhood Life Cycle Stage  
Other

Printed  
Saturday, May 3, 2025

Review Group

ALBIN, RICHARD E. & RALPH D,

Ownership

ALBIN, RICHARD E. & RALPH D, & M  
L. ALLEN AS TENTS IN COMMON  
952 CAPITOL BLVD.  
CORYDON,, IN 47112

Legal

004-00012-00 PT NE QR 31-3-4 .61 RALPH J.  
& RUTH E. ALBIN RETAIN LIFE ESTATE



952 CAPITOL BLVD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/01/2006	ALBIN, RICHARD E. &		WD	/		I
11/17/1997	MOVED FROM HARRI	0	WD	0/0		I
01/01/1900	ALBIN, RALPH J & RU		WD	/		I

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
03/29/2025	As Of Date	01/01/2025	04/08/2024	04/03/2023	04/06/2022	03/26/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$26,000	Land	\$26,000	\$26,000	\$26,000	\$17,300	\$12,400
\$26,000	Land Res (1)	\$26,000	\$26,000	\$26,000	\$17,300	\$12,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$91,000	Improvement	\$91,000	\$83,100	\$81,900	\$81,700	\$74,600
\$91,000	Imp Res (1)	\$91,000	\$83,100	\$71,700	\$69,800	\$64,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$10,200	\$11,900	\$10,500
\$117,000	Total	\$117,000	\$109,100	\$107,900	\$99,000	\$87,000
\$117,000	Total Res (1)	\$117,000	\$109,100	\$97,700	\$87,100	\$76,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$10,200	\$11,900	\$10,500

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

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
9	A		0	0.6100	1.42	\$30,000	\$42,600	\$25,986	0%	1.0000	100.00	0.00	0.00	\$25,990

Harrison Twp - Corydon Ar 1/2

Notes

10/27/2022 3RD: CHANGED EFF YR ON HOUSE FROM 1959 TO 1969 FOR 23 PAY 24 PER R/A

9/28/2018 3RD: NO CHANGES ON THIS CARD FOR 2019 PAY 2020 PER RA

10/25/2013 M: CHANGED GRADE ON DET GAR(24X30 YR 1984 FROM C TO D) PER R/A FOR 03/01/14

10/20/2011 M: NOTE: CHANGED GRADE ON DWELL FROM C TO D+2, CHANGED 7 X 17 OMP TO MSTP, CHANGED 4 X 6 OFF TO MSTP, ADDED A/C FOR 2012 PAY 2013 PER R/A

10/17/2007 ChID: Previous parcel\_id: 0304311400300

10/17/2007 MEM:: NOTE: MOVED FROM HARRISON TRANSFER BK TO CORYDON CORP. CHANGE MAP # TO 13-03-04-31.14-00300 & TAX ID # TO 013-01739-00 FOR 2006 PAY 2007 NOTE: MOVED FROM CORYDON CORP. BACK TO HARRISON FOR 2006 PAY 2007 NEW #31-10-31-227-015.000-007 (004-00012-00)

Land Computations

Calculated Acreage	0.61
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.61
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.61
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	\$26,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$26,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$26,000

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

N/A

Finished Area

1058 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☐ Slab

☐ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

7

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

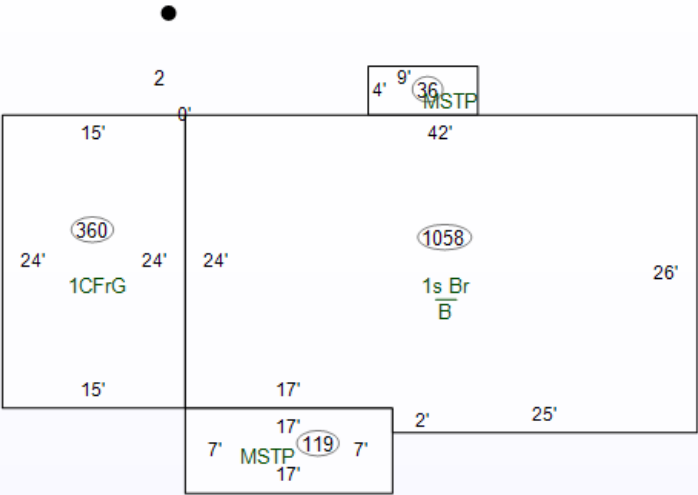
0

Total Rooms

6

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1058	1058	\$119,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1058	0	\$35,800	
Crawl					
Slab					
				Total Base	\$155,000
Adjustments		1 Row Type Adj. x 1.00			\$155,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1058	\$4,000
No Elec (-)					\$0
Plumbing (+ / -)			7 – 5 = 2 x \$800		\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$160,600
Sub-Total, 1 Units					
Exterior Features (+)				\$5,300	\$165,900
Garages (+) 360 sqft				\$16,500	\$182,400
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.87
Replacement Cost					\$142,819

Description	Area	Value
Stoop, Masonry	119	\$3,500
Stoop, Masonry	36	\$1,800

Specialty Plumbing		
Description	Count	Value

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 R 01	1	Brick	D+2	1959	1969	56	A		0.87		2,116 sqft	\$142,819	45%	\$78,550	0%	100%	1.000	1.000	100.00	0.00	0.00	\$78,600
2: Detached Garage R 01	1	Wood Fr	D	1984	1984	41	A	\$39.83	0.87	\$27.72	24'x30'	\$19,960	38%	\$12,370	0%	100%	1.000	1.000	100.00	0.00	0.00	\$12,400