

10-13-01-200-059.000-035

The Coffey Living Trust

17711 CARTER PLACE

510, 1 Family Dwell - Platted Lot

wood twp base res. - 035/1 1/2

General Information

Parcel Number 10-13-01-200-059.000-035
Local Parcel Number 13-00039-003-0

Tax ID:

Routing Number 003.000

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County Clark

Township WOOD TOWNSHIP

District 035 (Local 013) WOOD TOWNSHIP

School Corp 0935 HENRYVILLE-BORDEN SCHOOLS

Neighborhood 10125001 wood twp base res. - 035

Section/Plat

Location Address (1) 17711 CARTER PLACE BORDEN, IN 47106

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Water, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Sunday, April 27, 2025

Review Group 4

Ownership

The Coffey Living Trust
17711 Carter Place
Borden, IN 47106

Legal

DOW KNOB ESTATES LOT 3



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/29/2025 and 01/01/1900.

Notes

9/27/2021 GENERAL : REASSESSMENT -- LG/KS - NO CHANGE
8/30/2017 GENERAL : (17-18) owner withdrawl appeal
8/3/2012 GENERAL : CHANGED MEAS ON MSTP, ADDED 2X7 MSTP/RFX, CHANGED GRADE/EFFYR ON DWELL, ADDED MAS FRPLCE PER REASSESSMENT 2012 PAY 2013
2/19/2003 : RTA 2-19-03
2/19/2003 : BMC 12-14-01

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

Table with columns: Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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. Includes Calculated Acreage (0.36), Actual Frontage (0), 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 (0.36), 91/92 Acres (0.00), Total Acres Farmland (-0.36), 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 (\$27,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$27,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$27,900).

Data Source N/A

Collector

Appraiser

**General Information**

**Occupancy** Single-Family  
**Description** SINGLE-FAMILY RES  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1407 sqft  
**Make**

**Floor Finish**

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

**Wall Finish**

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

**Roofing**

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

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	234	\$15,000
Wood Deck	276	\$5,900
Stoop, Masonry	35	\$1,800
Stoop, Masonry	24	\$1,800
Stoop, Masonry	14	\$1,800
Canopy, Roof Extension	14	\$800

**Plumbing**

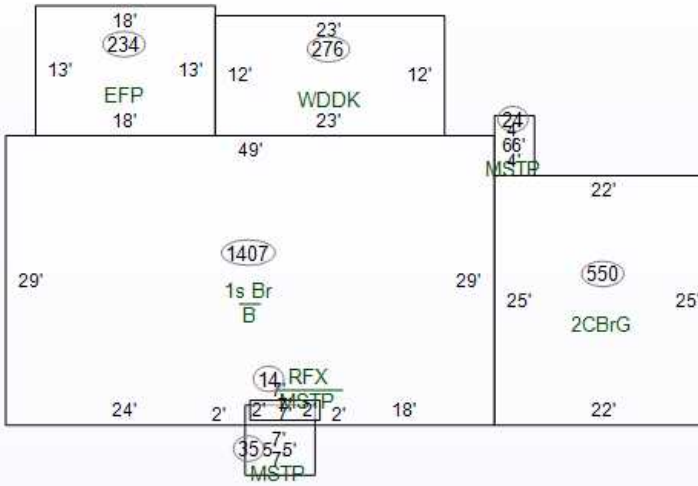
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	
<b>Dining Rooms</b>	
<b>Family Rooms</b>	1
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	1407	1407	\$142,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1407	0	\$43,200	
Crawl				
Slab				

**Total Base** \$185,400

**Adjustments 1 Row Type Adj. x 1.00** \$185,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:1200	\$18,200
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1407	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$215,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$27,100	\$242,200
Garages (+) 550 sqft	\$22,300	\$264,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.87

**Replacement Cost** \$230,115

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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 RESIDE	1	Brick	C	1969	1980	45	A			0.87		2,814 sqft	\$230,115	30%	\$161,080	0%	100%	1.6700	1.000	100.00	0.00	0.00	\$269,000