

82-05-05-003-058.011-022

General Information

Parcel Number
82-05-05-003-058.011-022

Local Parcel Number
03-070-03-058-011

Tax ID:

Routing Number

Property Class 512
1 Family Dwell - Unplatted (10 to 19

Year: 2022

Location Information

County
Vanderburgh

Township
GERMAN TOWNSHIP

District 022 (Local 003)
GERMAN

School Corp 7995
EVANSVILLE-VANDERBURGH

Neighborhood 325100-022
GERMAN 325100

Section/Plat
5

Location Address (1)
7440 NEW HARMONY RD
EVANSVILLE, IN 47720-2170

Zoning

Subdivision

Lot

Market Model
325100-022 - Residential

Characteristics

Topography Flood Hazard
Rolling ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Thursday, April 21, 2022

Review Group 2021

REICH, ROBERT A

Ownership

REICH, ROBERT A
CYNTHIA D REVOCABLE LIVING TRS
7440 NEW HARMONY RD
EVANSVILLE, IN 47720

Legal

PT SE SW 5-6-11

7440 NEW HARMONY RD

512, 1 Family Dwell - Unplatted (10 to 19

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/02/2018	REICH, ROBERT A	#3919	QC	18/17643	\$0	I
05/23/1988	REICH, ROBERT A &	0	WD	4/3701	\$0	I
01/01/1900	MCDONALD S & L		WD	/	\$0	I

GERMAN 325100

1/2

Notes



Res

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
01/15/2022	As Of Date	04/14/2022	04/09/2021	05/01/2020	04/05/2019	05/18/2018
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	☐	☐	☒	☐	☒
\$161,000	Land	\$161,000	\$161,000	\$161,000	\$161,000	\$161,000
\$48,500	Land Res (1)	\$48,500	\$48,500	\$48,500	\$48,500	\$48,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$112,500	Land Non Res (3)	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500
\$253,500	Improvement	\$253,500	\$235,300	\$241,300	\$241,300	\$243,200
\$242,200	Imp Res (1)	\$242,200	\$221,700	\$227,700	\$227,700	\$227,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$11,300	Imp Non Res (3)	\$11,300	\$13,600	\$13,600	\$13,600	\$15,500
\$414,500	Total	\$414,500	\$396,300	\$402,300	\$402,300	\$404,200
\$290,700	Total Res (1)	\$290,700	\$270,200	\$276,200	\$276,200	\$276,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$123,800	Total Non Res (3)	\$123,800	\$126,100	\$126,100	\$126,100	\$128,000

Land Data (Standard Depth: Res 100', CI 100' 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. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$48,500	\$48,500	\$48,500	0%	100%	1.0000	\$48,500
91	A		0	17.7163	1.00	\$6,347	\$6,347	\$112,445	0%	0%	1.0000	\$112,450
82	A		0	.0437	1.00	\$1,500	\$1,500	\$66	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	18.76
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	18.76
81 Legal Drain NV	0.00
82 Public Roads NV	0.04
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	17.72
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	\$48,500
91/92 Value	\$112,500
Supp. Page Land Value	
CAP 1 Value	\$48,500
CAP 2 Value	\$0
CAP 3 Value	\$112,500
Total Value	\$161,000

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1 1/2

Style

40 - 1+1/2 Story Resid

Finished Area

3846 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

Porch, Open Frame

288

\$10,500

Wood Deck

256

\$4,200

Patio, Concrete

504

\$2,600

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

4

Living Rooms

0

Dining Rooms

0

Family Rooms

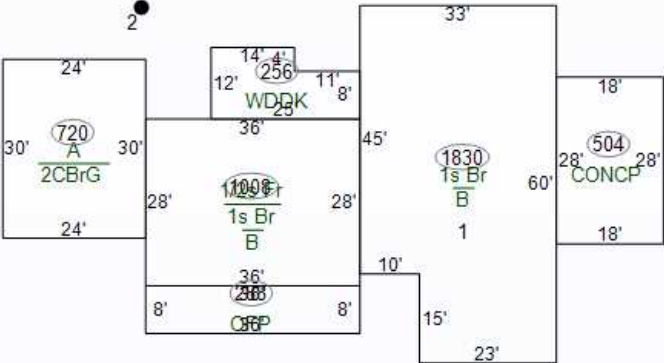
0

Total Rooms

12

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	2838	2838	\$184,100	
2					
3					
4					
1/4					
1/2	1Fr	1008	1008	\$31,500	
3/4					
Attic		720	0	\$5,500	
Bsmt		2838	0	\$55,100	
Crawl					
Slab					
				Total Base	\$276,200
Adjustments		1 Row Type Adj. x 1.00			\$276,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)			8 – 5 = 3 x \$800		\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$278,600
Sub-Total, 1 Units					
Exterior Features (+)				\$17,300	\$295,900
Garages (+) 720 sqft				\$21,700	\$317,600
Quality and Design Factor (Grade)					1.00
Location Multiplier					1.00
Replacement Cost					\$317,600

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family	100%	1 1/2	4/6 Masonry	C	1986	1990	32	A		1.00		7,404 sqft	\$317,600	26%	\$235,020	0%	100%	1.000	1.0305	\$242,200
2: Barn, Pole (T3)	0%	1	T3AW	D	1996	1996	26	A	\$20.41	1.00	\$0.00	24' x 40' x 10'	\$12,105	45%	\$6,660	0%	100%	1.000	1.0000	\$6,700
3: Pool, In Ground	0%	1		C	1996	1996	26	A	\$40.25	1.00	\$40.25	18'x38'	\$30,721	85%	\$4,610	0%	100%	1.000	1.0000	\$4,600