

Page 1 of 1

RES
2024

Eff Rate:- 48.21— 47.75— 40.86— 41.23— a/r

Tax Year	2021	2022	2023	2024	2024	2025	CAMA
Prop CIs	571	571	571	571	571	571	571
Acres	1.0410	1.0410	.9960	.9960			
Land100%	12600	12600	15000	15000	15000	15000	15000
Bldg100%	19200	19200	17430	17430	17430	17430	19600
Totl100%	31800t	31800t	32430t	32430t	32430t	32430t	34600t

Tax Value:

Land 35%	4410	4410	5250	5250	5250	5250	5250
Bldg 35%	6720	6720	6100	6100	6100	6100	6860
Totl 35%	11130t	11130t	11350t	11350t	11350t	11350t	12110t
Hmstd35%	7610	7610	8150	8150	8150	8850	
Owner Oc	8.14	8.00	7.20	7.20	hmstd	5250 l	2900 b
Hmstd RB							
Net Tax	480.80	476.64	416.44	420.64			
Sp-Asmnt	29.38	26.37	26.84	27.34			

Sal#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bdg
124	3	2014-03-17	CALDWELL ROBERT J JR & BO	3SD *	0	7510	29460
419	3	2009-09-28	RANDALL JAMES C & TAMMY J	3SD	57000	8000	20570
349	3	2007-09-11	WINGFIELD THOMAS A ETAL	3WD	0	8000	20570
55	1	2004-02-04	VANBUSKIRK ERIC & TONYA	1WD	47000	11830	19770
179	1	2002-04-05	WINGFIELD THOMAS A ETAL	1WD	20500	10830	19770
135	2	2002-03-29	PEPER DAVID L	2CT *	0	10830	19770

ben acres / % factor

XA/2024
XV/2024

110 N WHEELER ST 43340

	Bldg Type
1	MH/LRE
2	Garage
3	Garage
4	P
5	Shed

	Bldg	Type	SHB+Cons	DixHt FtXFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	MH/LRE		*MH	12X56	980			1979FR	0			
2	Garage				1282	32.31	C	1967PR	41420	.75		9320
3	Garage				1282	35.64	C	1967PR	45690	.75		10280
4	P		*MH OFP	5X16	80			1979FR	0			0
5	Shed		*NV	8X16	0			OLD/	0			0
homesite			acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value		
			.9960				15000	15000	15000	15000		

18-200058.0000-v082020R