

32-16-20-220-004.000-011

General Information

Parcel Number
32-16-20-220-004.000-011

Local Parcel Number
06-3-20-42E 220-004

Tax ID:
006-320421-220004

Routing Number
.

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Hendricks

Township
GUILFORD TOWNSHIP

District 011 (Local 006)
GUILFORD TOWNSHIP

School Corp 3330
PLAINFIELD COMMUNITY

Neighborhood 0651720
JESSUP'S ADD FRIENDSWOOD

Section/Plat
020

Location Address (1)
10655 E COUNTY ROAD 800 S
CAMBY, IN 46113

Zoning

Subdivision
JESSUP'S ADD FRIENDSWOOD

Lot
1

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
ERA

Streets or Roads
TIF

Neighborhood Life Cycle Stage
Static

Printed Thursday, June 19, 2025

Review Group 2025

MELVIN, BEN ARTHUR

Ownership

MELVIN, BEN ARTHUR
10655 E COUNTY ROAD 800 S
CAMBY, IN 46113

Legal

FRIENDSWOOD JESSUP ADD LOT 1 BLK 4

10655 E COUNTY ROAD 800 S 510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/15/2021	MELVIN, BEN ARTHU	TRD	TRD	/	\$150,000	V
04/03/2001	LEONARD W & GRAC		WD	/		I

Res

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	Neigh Factor	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
06/08/2025	As Of Date	06/09/2025	04/13/2025	04/10/2024	04/06/2023	04/07/2022
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"/>
\$37,800	Land	\$37,800	\$33,100	\$18,700	\$17,800	\$17,000
\$29,800	Land Res (1)	\$29,800	\$33,100	\$18,700	\$17,800	\$17,000
\$8,000	Land Non Res (2)	\$8,000	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$145,200	Improvement	\$145,200	\$179,500	\$155,300	\$147,900	\$141,300
\$145,200	Imp Res (1)	\$145,200	\$179,500	\$155,300	\$147,900	\$141,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$183,000	Total	\$183,000	\$212,600	\$174,000	\$165,700	\$158,300
\$175,000	Total Res (1)	\$175,000	\$212,600	\$174,000	\$165,700	\$158,300
\$8,000	Total Non Res (2)	\$8,000	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 200', CI 100' Base Lot: Res 88' X 247', 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		88	0.745	1.25	\$32,000	\$40,000	\$29,800	0%	1.0000	100.00	0.00	0.00	\$29,800
91	A		0	1	1.00	\$8,000	\$8,000	\$8,000	0%	1.0000	0.00	100.00	0.00	\$8,000

JESSUP'S ADD FRIENDSW 1/2

Notes

12/15/2020 REASSESSMENT: 2021 CYCLICAL RA-
PER PICT & NO MLS- NO CHG -RH

12/30/2008 : 08/09 IMPORTED SKETCH PER
FIELD CARD KK

10/27/2008 : 05/06, 06/07 CE/AUD REMOVED
BARN TMB

10/27/2008 : 07/08 CE/AUD REMOVED BARN IS
ON 220-003 TMB.

Land Computations

Calculated Acreage	1.74
Actual Frontage	88
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.75
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.74
91/92 Acres	1.00
Total Acres Farmland	-1.00
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	\$29,800
91/92 Value	\$8,000
Supp. Page Land Value	
CAP 1 Value	\$29,800
CAP 2 Value	\$8,000
CAP 3 Value	\$0
Total Value	\$37,800

General Information

OccupancySingle-Family

DescriptionSINGLE-FAMILY RES

Story Height1

StyleN/A

Finished Area1312 sqft

Make

Floor Finish

☐Earth

☐Slab

☐Sub & Joist

☐Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Wall Finish

☐Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Plumbing

#TF

Full Bath13

Half Bath12

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total47

Accommodations

Bedrooms3

Living Rooms

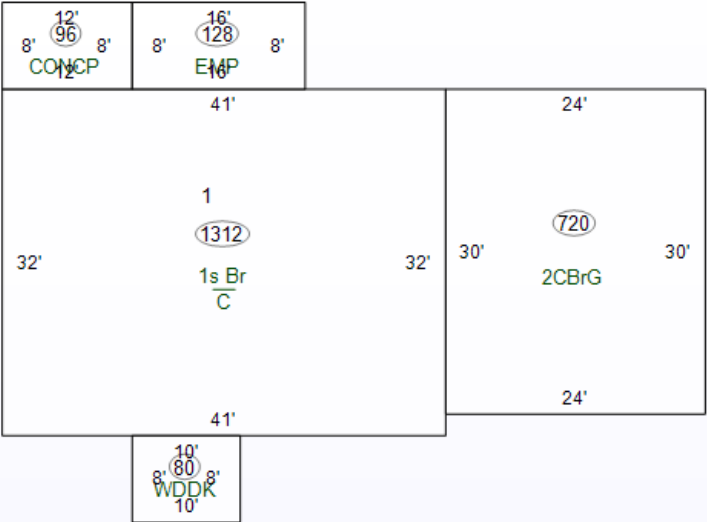
Dining Rooms

Family Rooms

Total Rooms

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1312	1312	\$137,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1312	0	\$8,800	
Slab					
				Total Base	\$145,900
Adjustments		1 Row Type Adj. x 1.00			\$145,900
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1312	\$4,400
No Elec (-)					\$0
Plumbing (+ / -)			7 – 5 = 2 x \$800		\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$151,900
Sub-Total, 1 Units					
Exterior Features (+)				\$14,700	\$166,600
Garages (+) 720 sqft				\$29,000	\$195,600
Quality and Design Factor (Grade)					1.00
Location Multiplier					1.00
Replacement Cost					\$195,600

Description	Area	Value
Patio, Concrete	96	\$800
Porch, Enclosed Masonry	128	\$11,600
Wood Deck	80	\$2,300

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 RESIDE	1	Brick	C	1982	1990	35	A		1.00		1,312 sqft	\$195,600	26%	\$144,740	0%	100%	1.003	1.000	100.00	0.00	0.00	\$145,200