

32-16-20-220-002.000-011

General Information

Parcel Number
32-16-20-220-002.000-011

Local Parcel Number
06-3-20-42E 220-002

Tax ID:
006-320421-220002

Routing Number
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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)
10619 MOORESVILLE RD
CAMBY, IN 46113

Zoning

Subdivision
JESSUP'S ADD FRIENDSWOOD

Lot
3,4

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

EPPERSON RENTALS LLC

Ownership

EPPERSON RENTALS LLC
7809 S COUNTY ROAD 1050 E
CAMBY, IN 46113

Legal

FRIENDSWOOD-JESSUP ADD LOT 3 & 4 1.01AC

10619 MOORESVILLE RD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/02/2020	EPPERSON RENTAL	QCD	QC	/		I
05/30/2014	EPPERSON, ANTHO	WD	WD	/	\$50,000	I
08/31/1994	GILLIM, MARY V		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"/>
\$32,100	Land	\$32,100	\$32,100	\$31,000	\$29,600	\$28,100
\$32,000	Land Res (1)	\$32,000	\$32,000	\$0	\$0	\$0
\$100	Land Non Res (2)	\$100	\$100	\$31,000	\$29,600	\$28,100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$121,300	Improvement	\$121,300	\$146,400	\$93,900	\$89,600	\$85,700
\$15,200	Imp Res (1)	\$15,200	\$15,200	\$0	\$0	\$0
\$106,100	Imp Non Res (2)	\$106,100	\$131,200	\$93,900	\$86,200	\$82,300
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$3,400	\$3,400
\$153,400	Total	\$153,400	\$178,500	\$124,900	\$119,200	\$113,800
\$47,200	Total Res (1)	\$47,200	\$47,200	\$0	\$0	\$0
\$106,200	Total Non Res (2)	\$106,200	\$131,300	\$124,900	\$115,800	\$110,400
\$0	Total Non Res (3)	\$0	\$0	\$0	\$3,400	\$3,400

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		0	1.00	1.00	\$32,000	\$32,000	\$32,000	0%	1.0000	100.00	0.00	0.00	\$32,000
91	A		0	0.010	1.00	\$8,000	\$8,000	\$80	0%	1.0000	0.00	100.00	0.00	\$80

JESSUP'S ADD FRIENDSW 1/2

Notes

12/15/2020 REASSESSMENT: 2021 CYCLICAL RA-
PER PICT & NO MLS- RMVD DET GAR, ADD FREE
STNDG CONCP, CHG CONCP TO WDDK, ADJ
WDDK- RH

10/10/2017 REASSESSMENT: 2018 CYCLICAL RA
- ...RENTAL PROPERTY NDL - RMV INFL FROM
LAND JMH & ADDED AC & HOUSE EFF YR &
ADJUSTED COND PER OFFICE GUIDELINES &
PICTOMETRY JMS

4/22/2010 GENERAL: 10/11 RESUBMITTED
RENTAL KC

4/22/2010 GENERAL: 09/10 CE/AUD CHG RENTAL
MARKET KC

2/3/2004 : 02/03 CE/AUD ADDED -25% INF TO
LOT, CHGD HOUSE & GAR TO F COND, &
REDREW TO MATCH FIELD CARD TMS

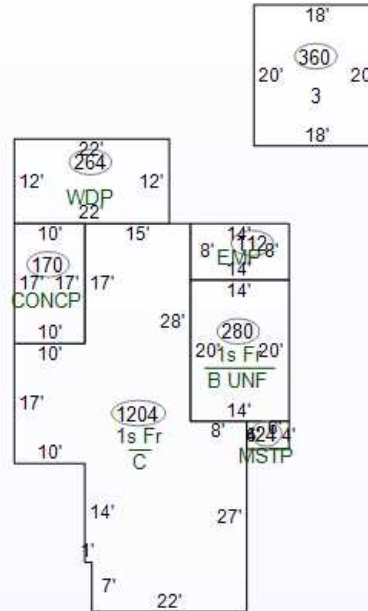
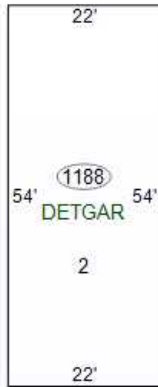
11/27/2002 : 01/02 CE/AUD CHG TO MOVE A
HOUSE AND GAR FROM 220-001

Land Computations

Calculated Acreage	1.01
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.01
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.01
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	\$32,000
91/92 Value	\$100
Supp. Page Land Value	
CAP 1 Value	\$32,000
CAP 2 Value	\$100
CAP 3 Value	\$0
Total Value	\$32,100

2/2

Description	Area	Value
Patio, Treated Pine	264	\$1,900
Porch, Enclosed Masonry	112	\$10,300
Stoop, Masonry	24	\$1,800
Patio, Concrete	170	\$1,300

Central Warm Air

Specialty Plumbing		
Description	Count	Value

Replacement Cost	\$176,320
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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 Residence1	1	Wood Fr	C-1	1930	1970	55	A		1.00		1,764 sqft	\$176,320	40%	\$105,790	0%	100%	1.003	1.000	0.00	100.00	0.00	\$106,100
2: Detached Garage	1	Wood Fr	D-1	1930	1930	95	A	\$33.17	1.00	\$23.22	1,188 sqft	\$27,584	50%	\$13,790	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,800
3: Patio (free standing)	1		C	1930	1930	95	A		1.00		20'x18'	\$2,500	45%	\$1,380	0%	100%	1.000	1.000	100.00	0.00	0.00	\$1,400

\$121,300