

32-16-18-405-001.000-011

General Information

Parcel Number
32-16-18-405-001.000-011

Local Parcel Number
06-3-18-42E 405-001

Tax ID:
006-318421-405001

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 5551006B
MINOR PLATS GUILFORD- GRAD

Section/Plat
018

Location Address (1)
9407 E COUNTY ROAD 750 S
PLAINFIELD, IN 46168

Zoning

Subdivision

Lot

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

JAMES, ROBEY G & DEBBIE

Ownership

JAMES, ROBEY G & DEBBIE
9407 E COUNTY ROAD 750 S
PLAINFIELD, IN 46168

Legal

MINOR PLAT 396 LOT 1 5 AC

9407 E COUNTY ROAD 750 S

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	JAMES, ROBEY G &		WD	/		

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
03/29/2025	As Of Date	04/13/2025	04/10/2024	04/06/2023	04/07/2022	03/27/2021
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"/>
\$106,300	Land	\$106,300	\$106,300	\$101,300	\$96,400	\$96,400
\$63,200	Land Res (1)	\$63,200	\$63,200	\$60,300	\$57,400	\$57,400
\$43,100	Land Non Res (2)	\$43,100	\$43,100	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$41,000	\$39,000	\$39,000
\$224,300	Improvement	\$224,300	\$189,200	\$185,000	\$176,200	\$162,200
\$224,300	Imp Res (1)	\$224,300	\$189,200	\$182,000	\$173,200	\$159,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$3,000	\$3,000	\$2,800
\$330,600	Total	\$330,600	\$295,500	\$286,300	\$272,600	\$258,600
\$287,500	Total Res (1)	\$287,500	\$252,400	\$242,300	\$230,600	\$216,800
\$43,100	Total Non Res (2)	\$43,100	\$43,100	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$44,000	\$42,000	\$41,800

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9rr	A		0	1.0000	1.00	\$63,229	\$63,229	\$63,229	0%	1.0000	100.00	0.00	0.00	\$63,230
91rr	A		0	4	1.00	\$10,772	\$10,772	\$43,088	0%	1.0000	0.00	100.00	0.00	\$43,090

MINOR PLATS GUILFORD- 1/2

Notes

1/13/2021 REASSESSMENT: 2021 CYCLICAL RA - PER PICT & NO MLS ADD EFF YEAR PER OFFICE POLICY, ADD UTL SHED - CC

3/31/2017 REASSESSMENT: 2018 CYCLICAL RA-- NO CHANGES PER PICTOMETRY JMS

7/7/2011 TRENDING: 11/12 CHGD MKT FACTOR FROM 1.15 TO 1.10 GLB

12/17/2008 : 08/09 IMPORTED SKETCH PER FIELD CARD KK

2/28/2008 : 07/08 CORRECTED LAND (REMOVED RRW--PLATTED LOT) JMS

Land Computations

Calculated Acreage	5.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	5.00
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	4.00
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	\$63,200
91/92 Value	\$43,100
Supp. Page Land Value	
CAP 1 Value	\$63,200
CAP 2 Value	\$43,100
CAP 3 Value	\$0
Total Value	\$106,300

General Information

Occupancy

Single-Family

Description

SINGLE-FAMILY RES

Story Height

1

Style

N/A

Finished Area

1511 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
Wood Deck	80	\$2,300
Wood Deck	192	\$4,600
Porch, Open Frame	72	\$5,300
Patio, Concrete	15	\$200

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

3

Living Rooms

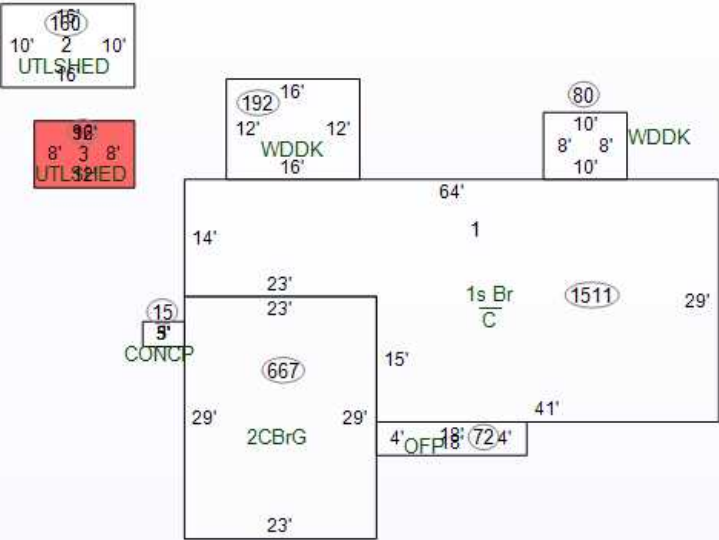
Dining Rooms

Family Rooms

Total Rooms

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	7	1511	1511	\$148,200
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1511	0	\$9,300
Slab				
Total Base				\$157,500
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				MS:1 MO:1
No Heating (-)				\$0
A/C (+)				1:1511
No Elec (-)				\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$169,200
Sub-Total, 1 Units				
Exterior Features (+)				\$12,400
Garages (+) 667 sqft				\$27,300
Quality and Design Factor (Grade)				1.20
Location Multiplier				1.00
Replacement Cost				\$250,680

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	B	1991	1998	27	A		1.00		1,511 sqft	\$250,680	22%	\$195,530	0%	100%	1.140	1.000	100.00	0.00	0.00	\$222,900
2: Utility Shed	1		C	1998	1998	27	A	\$21.43	1.00	\$21.43	10'x16'	\$3,429	60%	\$1,370	0%	100%	1.000	1.000	100.00	0.00	0.00	\$1,400
3: Utility Shed	1	SV	D	2019	2019	6	A		1.00		8'x12'		20%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$0