

32-16-20-220-003.000-011

MELVIN, BEN ARTHUR

LAND ONLY

500, Vacant - Platted Lot

JESSUP'S ADD FRIENDSW 1/2

General Information

Parcel Number

32-16-20-220-003.000-011

Local Parcel Number

06-3-20-42E 220-003

Tax ID:

006-320421-220003

Routing Number

Property Class 500

Vacant - 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)

LAND ONLY

PLAINFIELD, IN 46168

Zoning

Subdivision

JESSUP'S ADD FRIENDSWOOD

Lot

2

Market Model

N/A

Characteristics

Topography Flood Hazard

Ownership

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

LAND ONLY

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		
10/18/2000	LEONARD W & GRAC	WD		/			I		

Legal

FRIENDSWOOD-JESSUP ADD PT LOT 2

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Land	\$2,000	\$2,000	\$11,800	\$11,300	\$10,700			
	Land Res (1)	\$0	\$0	\$0	\$0	\$0			
	Land Non Res (2)	\$2,000	\$2,000	\$11,800	\$0	\$0			
	Land Non Res (3)	\$0	\$0	\$0	\$11,300	\$10,700			
	Improvement	\$0	\$0	\$0	\$0	\$0			
	Imp Res (1)	\$0	\$0	\$0	\$0	\$0			
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0			
	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0			
	Total	\$2,000	\$2,000	\$11,800	\$11,300	\$10,700			
	Total Res (1)	\$0	\$0	\$0	\$0	\$0			
	Total Non Res (2)	\$2,000	\$2,000	\$11,800	\$0	\$0			
	Total Non Res (3)	\$0	\$0	\$0	\$11,300	\$10,700			

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
91	A		0	0.248	1.00	\$8,000	\$8,000	\$1,984	0%	1.0000	0.00	100.00	0.00	\$1,980

Notes

7/20/2020 REASSESSMENT: 2021 CYCLICAL RA - PER PICT & NO MLS - NO CHG CC

9/11/2017 REASSESSMENT: 2018 CYCLICAL RA - NO CHANGE...VACANT LOT W/ NO PERMIT ON FILE NDL

Land Computations									
Calculated Acreage	0.25								
Actual Frontage	0								
Developer Discount	<input type="checkbox"/>								
Parcel Acreage	0.25								
81 Legal Drain NV	0.00								
82 Public Roads NV	0.00								
83 UT Towers NV	0.00								
9 Homesite	0.00								
91/92 Acres	0.25								
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	\$0								
91/92 Value	\$2,000								
Supp. Page Land Value									
CAP 1 Value	\$0								
CAP 2 Value	\$2,000								
CAP 3 Value	\$0								
Total Value	\$2,000								

Neighborhood Life Cycle Stage

Static

Printed Thursday, June 19, 2025

Review Group 2025

Data Source N/A

Collector

Appraiser

