

32-16-20-100-011.000-011

KERN, KOBY L

10479 E COUNTY ROAD 800 S 511, 1 Family Dwell - Unplatted (0 to 9.9)

RES ACREAGE DEFAULT- 1/2

General Information**Parcel Number**

32-16-20-100-011.000-011

Local Parcel Number

06-3-20-42E 100-011

Tax ID:

006-320421-100011

Routing Number**Property Class 511**

1 Family Dwell - Unplatted (0 to 9.9)

Year: 2025**Location Information****County**

Hendricks

Township

GUILFORD TOWNSHIP

District 011 (Local 006)

GUILFORD TOWNSHIP

School Corp 3330

PLAINFIELD COMMUNITY

Neighborhood 5550006

RES ACREAGE DEFAULT-GUILF

Section/Plat

020

Location Address (1)

10479 E COUNTY ROAD 800 S

CAMBY, IN 46113

Zoning**Subdivision****Lot****Market Model**

06-RURAL RES GUILFORD (IMP)

Characteristics**Topography****Public Utilities****Streets or Roads****Neighborhood Life Cycle Stage**

Static

Printed Thursday, June 19, 2025

Review Group 2025

Data Source Aerial

Collector

Appraiser

OwnershipKERN, KOBY L
10479 E COUNTY ROAD 800 S
CAMBY, IN 46113-9126**Transfer of Ownership**

| Date | Owner | Doc ID | Code | Book/Page | Adj | Sale Price | V/I |
|------------|--------------------|--------|------|-----------|-----|------------|-----|
| 08/18/2016 | KERN, KOBY L | QCD | QC | / | | | I |
| 01/01/1900 | KERN, KOBY L & SUS | | WD | / | | | I |

Legal

PT N 1/2 20-14-2E 5.25 AC

1/29/2025 CE/AUD: 23 CE AUD CHRG/ DEC VALUE PER FIELD TEAM/SUP / NO CHNG IN COND/VALUE SEE ALERT/APPEAL NOTES ADL

9/30/2021 CE/AUD: 2018 CE/AUD CHG (FORM 130) - PER SITE VISIT BY DANA -CORRECTED GRADE FROM B+1 TO C+2, CHANGED CONDITION FROM AVG TO POOR, CORRECTED BOTH SHEDS TO FAIR CONDITION, CORRECTED 2 EFP'S TO EMP'S, REMOVED 1 BATH AND ADDED NEW POLE BARN, CORRECTED PROPERTY CLASS CODE AND MOVED LAND OUT OF AG AND PUT IN RR W/ EOS, REMOVED FREE STANDING PATIO. LLG 2019 & 2020 CE/AUD CHG - CARRY CHANGES FORWARD FROM 2018 APPEAL. LLG 2021 CBTB - CARRY CHANGES FORWARD FROM 2018 APPEAL. LLG

2/8/2021 REASSESSMENT: 2021 CYCL R/A - CHGD BATHRM COUNT FROM 1 FB. CHGD FIREPL COUNT FROM 1, ADDED A/C, RMVD SV FROM BOTH SHEDS, PER PICT & MLS 2717697...TAL

12/21/2017 REASSESSMENT: 18/19 CYCLICAL RA ADDED EFF YR PER NEW RA GUIDELINES, ALSO RMVD BARN PER PICT. JSA

11/5/2007 : 07/08 CORRECTED CONDITION/GRADE OF HOME, CORRECTED LAND FOR AREA NOT FARMED PER PICTOMETRY & PER MLS 2717697 INFO OK PER TMS CAC

11/18/2004 : 03/04 CE/AUD CHG FORM 130 PTABOA RESKETCHED HOME & CHNGD

Land Computations

Calculated Acreage 5.25

Actual Frontage 0

Developer Discount

Parcel Acreage 5.25

81 Legal Drain NV 0.00

82 Public Roads NV 0.19

83 UT Towers NV 0.00

9 Homesite 1.00

91/92 Acres 4.06

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 \$55,200

91/92 Value \$39,300

Supp. Page Land Value

CAP 1 Value \$55,200

CAP 2 Value \$39,300

CAP 3 Value \$0

Total Value \$94,500

| General Information | | Plumbing | |
|---------------------|-----------------------|---------------|----|
| Occupancy | Single-Family | # | TF |
| Description | Single-Family Residen | Full Bath | 1 |
| Story Height | 2 | Half Bath | 0 |
| Style | N/A | Kitchen Sinks | 1 |
| Finished Area | 4576 sqft | Water Heaters | 1 |
| Make | | Add Fixtures | 0 |
| Floor Finish | | Total | 5 |

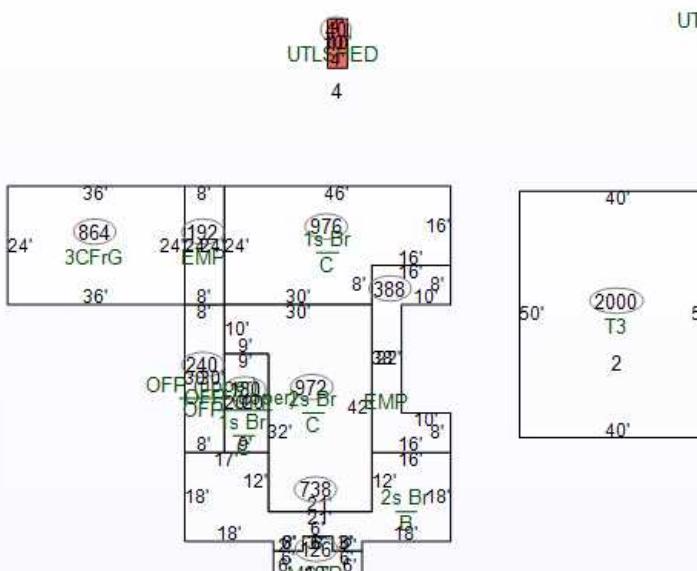
| | |
|--|-------------------------------------|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Slab | <input type="checkbox"/> Carpet |
| <input type="checkbox"/> Sub & Joist | <input type="checkbox"/> Unfinished |
| <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

| Exterior Features | | |
|-------------------------|------|----------|
| Description | Area | Value |
| Porch, Open Frame | 180 | \$5,100 |
| Porch, Open Frame | 240 | \$12,000 |
| Porch, Open Frame | 240 | \$6,700 |
| Porch, Enclosed Masonry | 388 | \$23,400 |
| Porch, Enclosed Masonry | 192 | \$15,000 |
| Stoop, Masonry | 126 | \$3,500 |



Specialty Plumbing

| Cost Ladder | | | | | | |
|--------------|-----------------------------------|--------|------|-------------------------------|-------------------|-----------|
| | Floor | Constr | Base | Finish | Value | Totals |
| UTL | 1 | 7 | 2866 | 2866 | \$246,000 | |
| UTL | 2 | 7 | 1710 | 1710 | \$90,600 | |
| | 3 | | | | | |
| | 4 | | | | | |
| | 1/4 | | | | | |
| | 1/2 | | | | | |
| | 3/4 | | | | | |
| | Attic | | | | | |
| | Bsmt | | 738 | 0 | \$29,600 | |
| | Crawl | | 2128 | 0 | \$11,200 | |
| | Slab | | | | | |
| 50' | | | | | Total Base | \$377,400 |
| | Adjustments | | | 1 Row Type Adj. x 1.00 | | \$377,400 |
| | Unfin Int (-) | | | | | \$0 |
| | Ex Liv Units (+) | | | | | \$0 |
| | Rec Room (+) | | | | | \$0 |
| | Loft (+) | | | | | \$0 |
| | Fireplace (+) | | | MS:4 MO:4 | | \$18,000 |
| | No Heating (-) | | | | | \$0 |
| | A/C (+) | | | 1:2866 2:1710 | | \$12,000 |
| | No Elec (-) | | | | | \$0 |
| | Plumbing (+ / -) | | | 5 – 5 = 0 x \$0 | | \$0 |
| | Spec Plumb (+) | | | | | \$0 |
| | Elevator (+) | | | | | \$0 |
| Value | | | | Sub-Total, One Unit | | \$407,400 |
| | | | | Sub-Total, 1 Units | | |
| | Exterior Features (+) | | | \$65,700 | | \$473,100 |
| | Garages (+) 864 sqft | | | \$31,900 | | \$505,000 |
| | Quality and Design Factor (Grade) | | | | | 1.10 |
| | Location Multiplier | | | | | 1.00 |
| | Replacement Cost | | | | | \$555,500 |

| 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 Residence1 | 2 | Brick | C+2 | 1864 | 1970 | 55 P | | 1.00 | | 5,314 sqft | \$555,500 | 55% | \$249,980 | 0% | 100% | 1,094 | 1.230 | 100.00 | 0.00 | 0.00 | \$336,400 |
| 2: Barn, Pole (T3) | 1 | T3AW | C | 2019 | 2019 | 6 A | \$16.90 | 1.00 | | 50' x 40' x 14' | \$33,805 | 15% | \$28,730 | 0% | 100% | 1,000 | 1,000 | 100.00 | 0.00 | 0.00 | \$28,700 |
| 3: Utility Shed1 | 1 | SV | D | 1930 | 1930 | 95 F | | 1.00 | | 8'x10' | | 70% | | 0% | 100% | 1,000 | 1,000 | 100.00 | 0.00 | 0.00 | \$0 |
| 4: Utility Shed2 | 1 | SV | D | 1930 | 1930 | 95 F | | 1.00 | | 4'x10' | | 70% | | 0% | 100% | 1,000 | 1,000 | 0.00 | 100.00 | 0.00 | \$0 |