

32-16-20-220-002.000-011

EPPERSON RENTALS LLC

10619 MOORESVILLE RD

510, 1 Family Dwell - Platted Lot

JESSUP'S ADD FRIENDSW 1/2

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**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

Data Source Aerial

Ownership**Transfer of Ownership**

EPPERSON RENTALS LLC

7809 S COUNTY ROAD 1050 E
CAMBY, IN 46113

Date Owner

Doc ID Code Book/Page Adj Sale Price V/I

11/02/2020 EPPERSON RENTAL

QCD QC /

05/30/2014 EPPERSON, ANTHO

WD WD / \$50,000

08/31/1994 GILLIM, MARY V

WD /

Legal

FRIENDSWOOD-JESSUP ADD LOT 3 & 4 1.01AC

Notes12/15/2020 REASSESSMENT: 2021 CYCLICAL RA
PER PICT & NO MLS- RMVD DET GAR, ADD FREE
STNDG CONCP, CHG CONCP TO WDDK, ADJ
WDDK- RH10/10/2017 REASSESSMENT: 2018 CYCLICAL RA
- ...RENTAL PROPERTY NDL - RMV INF'L FROM
LAND JMH & ADDED AC & HOUSE EFF YR &
ADJUSTED COND PER OFFICE GUIDELINES &
PICTOMETRY JMS4/22/2010 GENERAL: 10/11 RESUBMITTED
RENTAL KC4/22/2010 GENERAL: 09/10 CE/AUD CHG RENTAL
MARKET KC2/3/2004 : 02/03 CE/AUD ADDED -25% INF TO
LOT, CHGD HOUSE & GAR TO F COND, &
REDREW TO MATCH FIELD CARD TMS11/27/2002 : 01/02 CE/AUD CHG TO MOVE A
HOUSE AND GAR FROM 220-001**Res****Valuation Records (Work In Progress values are not certified values and are subject to change)**

2025

WIP

06/08/2025

Indiana Cost Mod

1.0000

32-16-20-220-002.000-011

EPPERSON RENTALS LLC

10619 MOORESVILLE RD

510, 1 Family Dwell - Platted Lot

JESSUP'S ADD FRIENDSW 2/2

General Information

Occupancy Single-Family
 Description Single-Family Residen
 Story Height 1
 Style N/A
 Finished Area 1484 sqft
 Make

Floor Finish
 Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish
 Plaster/Drywall Unfinished
 Paneling Other

Roofing
 Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

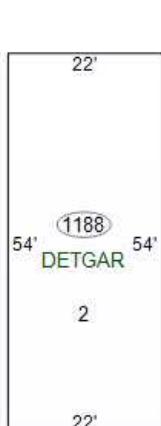
Description	Area	Value
Patio, Treated Pine	264	\$1,900
Porch, Enclosed Masonry	112	\$10,300
Stoop, Masonry	24	\$1,800
Patio, Concrete	170	\$1,300

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 Residence	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

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5



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