

32-16-20-220-005.000-011

KIMMEL, SONJA K

10701 E COUNTY ROAD 800 S 510, 1 Family Dwell - Platted Lot

JESSUP'S ADD FRIENDSW 1/2

**General Information****Parcel Number**

32-16-20-220-005.000-011

**Local Parcel Number**

06-3-20-42E 220-005

**Tax ID:**

006-320421-220005

**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)**10701 E COUNTY ROAD 800 S  
CAMBY, IN 46113**Zoning****Subdivision**

JESSUP'S ADD FRIENDSWOOD

**Lot**

2,3

**Market Model**

N/A

**Characteristics****Topography** Flood Hazard**Ownership**KIMMEL, SONJA K  
10701 E COUNTY ROAD 800 S  
CAMBY, IN 46113-0584**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/31/2019	KIMMEL, SONJA K	WD	WD	/	\$130,000	V	
08/03/2017	ABNEY, AUSTIN & VI	WD	WD	/	\$78,000	V	
01/17/2006	PETTY, MARY L	SA		0/0		I	
01/01/1900	PETTY GENE O MAR	WD		/		I	

**Legal**FRIENDSWOOD JESSUP ADD LOTS 2 & 3 BLOCK  
3**Notes**12/15/2020 REASSESSMENT: 2021 CYCLICAL RA  
PER PICT & MLS # 21606781 - RMVD 1 BDRM- RH5/11/2018 CBTB: 18/19 CBTB - CORRECTIONS  
MADE FROM R/A - RMVD SHED (DUPLICATE),  
ADDED A/C, CHGD EMP TO EFP, CHGD GAR TO  
CAP 1, CORRECTED SZ & CHGD PT OF GAR AS  
LEAN-TO.... PERMIT FOR REMODEL WILL BE NO  
CHG IN AV DUE TO EFP YR ADDED FOR OLDER  
HOME ALREADY ADDED, PER PICT, PERMIT &  
MLS#214055893....TAL12/30/2008 : 08/09 IMPORTED SKETCH PER  
FIELD CARD KK**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				
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>				
	<b>Land</b>	<b>\$24,300</b>	<b>\$24,300</b>	<b>\$30,500</b>	<b>\$29,100</b>	<b>\$27,700</b>
	Land Res (1)	\$24,300	\$24,300	\$30,500	\$29,100	\$27,700
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
	<b>Improvement</b>	<b>\$140,700</b>	<b>\$170,400</b>	<b>\$111,000</b>	<b>\$106,200</b>	<b>\$103,000</b>
	Imp Res (1)	\$140,700	\$170,400	\$110,000	\$105,200	\$102,000
	Imp Non Res (2)	\$0	\$0	\$700	\$0	\$0
	Imp Non Res (3)	\$0	\$0	\$300	\$1,000	\$1,000
	<b>Total</b>	<b>\$165,000</b>	<b>\$194,700</b>	<b>\$141,500</b>	<b>\$135,300</b>	<b>\$130,700</b>
	Total Res (1)	\$165,000	\$194,700	\$140,500	\$134,300	\$129,700
	Total Non Res (2)	\$0	\$0	\$700	\$0	\$0
	Total Non Res (3)	\$0	\$0	\$300	\$1,000	\$1,000

**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		175	0.510	1.49	\$32,000	\$47,680	\$24,317	0%	1.0000	100.00	0.00	0.00	\$24,320

**Land Computations**

Calculated Acreage	0.51
Actual Frontage	175
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.51
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.51
91/92 Acres	0.00
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	\$24,300
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$24,300
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$24,300</b>

**Neighborhood Life Cycle Stage**

Static

Printed Thursday, June 19, 2025

Review Group 2025

Data Source Aerial

Collector

Appraiser

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2/2

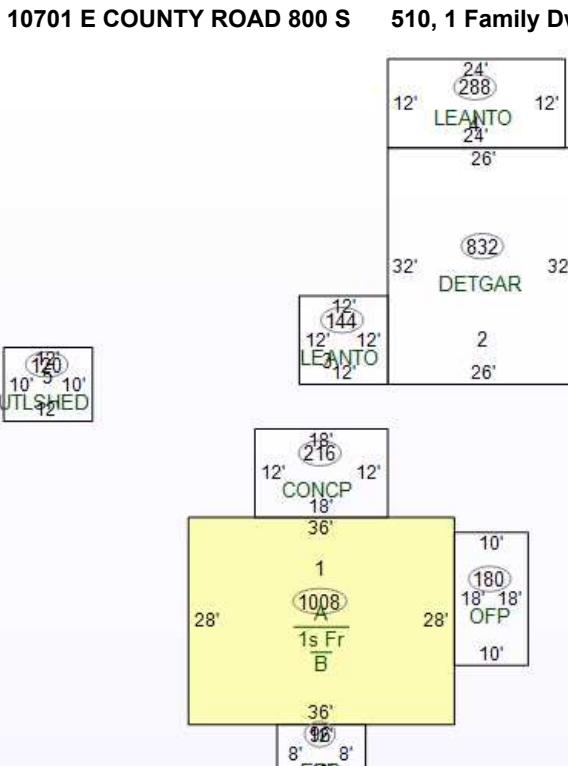
General Information		
Occupancy	Single-Family	
Description	SINGLE-FAMILY RES	
Story Height	1	
Style	N/A	
Finished Area	2016 sqft	
Make		
Floor Finish		
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	
<input type="checkbox"/> Parquet		
Wall Finish		
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	
<input type="checkbox"/> Fiberboard		
Roofing		
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	
<input type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Slate <input type="checkbox"/> Tile	
<input type="checkbox"/> Other		
Exterior Features		
Description	Area	Value
Porch, Open Frame	180	\$9,200
Porch, Enclosed Frame	96	\$9,400
Patio, Concrete	216	\$1,700

Accommodations	
<b>Bedrooms</b>	3
<b>Living Rooms</b>	
<b>Dining Rooms</b>	
<b>Family Rooms</b>	
<b>Total Rooms</b>	7
Heat Type	
Central Warm Air	

Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate <input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other		

Exterior Features		
<b>Description</b>	<b>Area</b>	<b>Value</b>
Porch, Open Frame	180	\$9,200
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Patio, Concrete	216	\$1,700

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	Wood Fr	C-1	1955	1980	45 A		1.00		3,024 sqft	\$179,360	30%	\$125,550	0%	100%	1,003	1,000	100.00	0.00	0.00	\$126,000
2: Detached Garage	1	Wood Fr	D	1972	1972	53 A	\$37.41	1.00	\$29.93	26'x32'	\$24,900	45%	\$13,700	0%	100%	1,000	1,000	100.00	0.00	0.00	\$13,700
3: LEAN-TO1 (on Det Gar)	1	Earth Flo	D	1972	1972	53 A	\$4.69	1.00		12'x12' x 8'	\$540	65%	\$190	0%	100%	1,000	1,000	100.00	0.00	0.00	\$200
4: Lean-To2 (ON DET GAR)	1	Earth Flo	D	1972	1972	53 A	\$1.13	1.00		12'x24' x 0'	\$260	65%	\$90	0%	100%	1,000	1,000	100.00	0.00	0.00	\$100
5: UTILITY SHED	1		D	1972	1972	53 A	\$21.97	1.00	\$17.58	10'x12'	\$2,109	65%	\$740	0%	100%	1,000	1,000	100.00	0.00	0.00	\$700



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1008	1008	\$105,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1008	1008	\$22,200	
Bsmt		1008	0	\$34,600	
Crawl					
Slab					
Total Base					\$162,100
Adjustments					1 Row Type Adj. x 1.00
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					1:1008 A:1008 \$4,600
No Elec (-)					\$0
Plumbing (+/-)					5 - 5 = 0 x \$0
Spec Plumb (+)					\$1,800
Elevator (+)					\$0
Sub-Total, One Unit					\$168,500
Sub-Total, 1 Units					
Exterior Features (+)					\$20,300
Garages (+) 0 sqft					\$0
Quality and Design Factor (Grade)					0.95
Location Multiplier					1.00
Replacement Cost					\$179,360