

32-16-20-100-011.000-011

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
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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
Flood Hazard

Public Utilities
ERA

Streets or Roads
TIF

Neighborhood Life Cycle Stage
Static

Printed
Thursday, June 19, 2025
Review Group 2025

KERN, KOBY L

Ownership

KERN, KOBY L
10479 E COUNTY ROAD 800 S
CAMBY, IN 46113-9126

Legal

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

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

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

Res

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

2025	Assessment Year	2025	2024	2024	2023	2023
WIP	Reason For Change	Annual-Adj	CE/AUD CHG	Annual-Adj	CE/AUD CHG	Annual-Adj
04/13/2025	As Of Date	04/13/2025	01/29/2025	04/10/2024	01/29/2025	04/06/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Other (external)	Indiana Cost Mod	Other (external)	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$94,500	Land	\$94,500	\$94,900	\$94,900	\$91,800	\$91,800
\$55,200	Land Res (1)	\$55,200	\$55,200	\$55,200	\$52,100	\$52,100
\$39,300	Land Non Res (2)	\$39,300	\$39,700	\$39,700	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$39,700	\$39,700
\$365,100	Improvement	\$365,100	\$344,500	\$371,300	\$347,600	\$353,700
\$365,100	Imp Res (1)	\$365,100	\$344,200	\$371,000	\$316,400	\$322,500
\$0	Imp Non Res (2)	\$0	\$300	\$300	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$31,200	\$31,200
\$459,600	Total	\$459,600	\$439,400	\$466,200	\$439,400	\$445,500
\$420,300	Total Res (1)	\$420,300	\$399,400	\$426,200	\$368,500	\$374,600
\$39,300	Total Non Res (2)	\$39,300	\$40,000	\$40,000	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$70,900	\$70,900

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	1.00	1.00	\$55,160	\$55,160	\$55,160	0%	1.0000	100.00	0.00	0.00	\$55,160
91rr	A		0	4.06	1.00	\$9,678	\$9,678	\$39,293	0%	1.0000	0.00	100.00	0.00	\$39,290
82	A		0	.19	1.00	\$2,120	\$2,120	\$403	-100%	1.0000	0.00	100.00	0.00	\$00

RES ACREAGE DEFAULT- 1/2

Notes

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	<input type="checkbox"/>
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

2/2

\$365,100