

32-16-20-220-011.000-011

General Information

Parcel Number
32-16-20-220-011.000-011

Local Parcel Number
06-3-20-42E 220-011

Tax ID:
006-320421-220011

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)
10683 E COUNTY ROAD 800 S
CAMBY, IN 46113

Zoning

Subdivision
JESSUP'S ADD FRIENDSWOOD

Lot
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

MELVIN, BEN ARTHUR

Ownership

MELVIN, BEN ARTHUR
10683 E COUNTY ROAD 800 S
CAMBY, IN 46113

Legal

FRIENDSWOOD JESSUP ADD BLK 3 LOT 4

10683 E COUNTY ROAD 800 S 510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	MELVIN, BEN ARTHU		WD		/		I

JESSUP'S ADD FRIENDSW 1/2

Notes

12/15/2020 REASSESSMENT: 2021 CYCLICAL RA-
PER PICT & NO MLS - NO CHG - RH

3/11/1997 : 97-98 SPLIT BLK 3 LOT 4 CAME FROM
220-004 (MEJ)

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$24,100	Land	\$24,100	\$24,100	\$15,300	\$14,600	\$13,900
\$24,100	Land Res (1)	\$24,100	\$24,100	\$15,300	\$14,600	\$13,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$121,000	Improvement	\$121,000	\$147,800	\$110,600	\$105,500	\$101,000
\$121,000	Imp Res (1)	\$121,000	\$147,800	\$105,700	\$100,600	\$96,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$4,900	\$4,900	\$4,900
\$145,100	Total	\$145,100	\$171,900	\$125,900	\$120,100	\$114,900
\$145,100	Total Res (1)	\$145,100	\$171,900	\$121,000	\$115,200	\$110,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$4,900	\$4,900	\$4,900

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		0	0.505	1.49	\$32,000	\$47,680	\$24,078	0%	1.0000	100.00	0.00	0.00	\$24,080

Land Computations

Calculated Acreage	0.51
Actual Frontage	0
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	\$24,100
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$24,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$24,100

General Information

Occupancy

Single-Family

Description

Single-Family Residen

Story Height

2

Style

N/A

Finished Area

1449 sqft

Make

Floor Finish

☒Earth

☐Slab

☐Sub & Joist

☐Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Porch, Enclosed Masonry	160	\$12,700
Porch, Enclosed Frame	112	\$9,400
Patio, Concrete	224	\$1,700
Stoop, Masonry	15	\$1,800

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

Accommodations

Bedrooms

1

Living Rooms

Dining Rooms

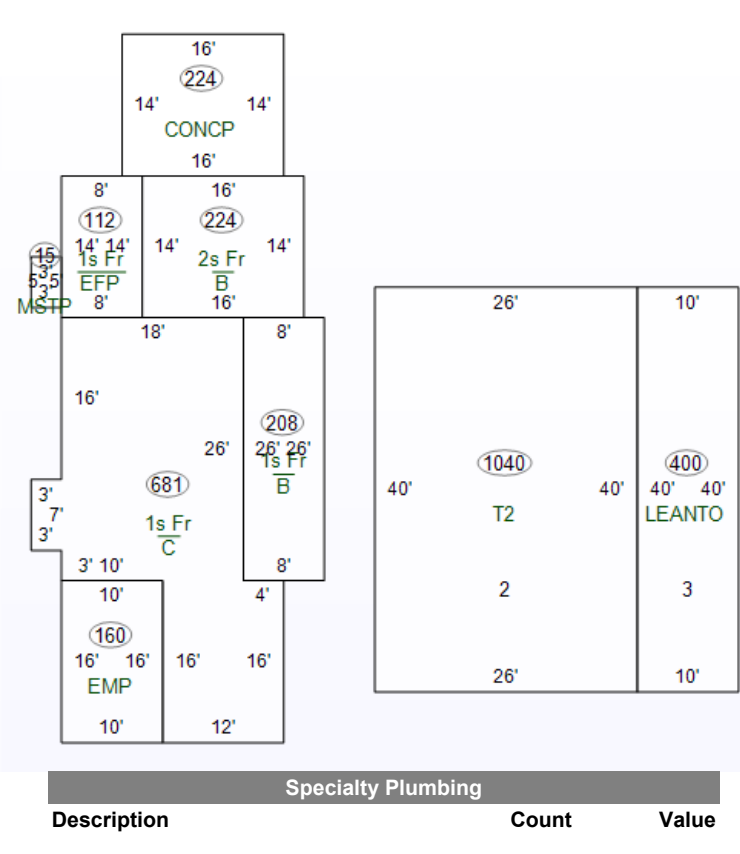
Family Rooms

Total Rooms

6

Heat Type

Central Warm Air



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1113	1113	\$113,100
2	1Fr	336	336	\$26,800
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		432	0	\$22,100
Crawl		681	0	\$6,500
Slab				
Total Base				\$168,500
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 (+)				2:336 1:1113
No Elec (-)				\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$173,200
Sub-Total, 1 Units				
Exterior Features (+)				\$25,600
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.95
Location Multiplier				1.00
Replacement Cost				\$188,860

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	Wood Fr	C-1	1900	1970	55	A		1.00		1,881 sqft	\$188,860	40%	\$113,320	0%	100%	1.003	1.000	100.00	0.00	0.00	\$113,700
2: Barn, 1 Story Bank & Flat	1		D-1	1930	1930	95	F	\$39.88	1.00		40' x 26' x 10'	\$23,264	70%	\$6,980	0%	100%	1.000	1.000	100.00	0.00	0.00	\$7,000
3: Lean-To	1	Earth Flo	D-1	1930	1930	95	F	\$3.80	1.00		40'x10' x 6'	\$1,064	70%	\$320	0%	100%	1.000	1.000	100.00	0.00	0.00	\$300