

32-16-20-220-004.000-011

MELVIN, BEN ARTHUR

10655 E COUNTY ROAD 800 S 510, 1 Family Dwell - Platted Lot

JESSUP'S ADD FRIENDSW 1/2

General Information**Parcel Number**

32-16-20-220-004.000-011

Local Parcel Number

06-3-20-42E 220-004

Tax ID:

006-320421-220004

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)10655 E COUNTY ROAD 800 S
CAMBY, IN 46113**Zoning****Subdivision**
JESSUP'S ADD FRIENDSWOOD**Lot**

1

Market Model

N/A

Characteristics**Topography** Flood Hazard**Ownership**MELVIN, BEN ARTHUR
10655 E COUNTY ROAD 800 S
CAMBY, IN 46113**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
03/15/2021	MELVIN, BEN ARTHUR	TRD	TRD	/		\$150,000	V
04/03/2001	LEONARD W & GRAC	WD		/			I

Legal

FRIENDSWOOD JESSUP ADD LOT 1 BLK 4

Notes

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

12/30/2008 : 08/09 IMPORTED SKETCH PER FIELD CARD KK

10/27/2008 : 05/06, 06/07 CE/AUD REMOVED BARN TMB

10/27/2008 : 07/08 CE/AUD REMOVED BARN IS ON 220-003 TMB.

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020

Location Address (1)10655 E COUNTY ROAD 800 S
CAMBY, IN 46113**Valuation Records (Work In Progress values are not certified values and are subject to change)**

	2025	Assessment Year		2025	2025	2024	2023	2022
		Reason For Change	Neigh Factor					
WIP	06/08/2025	As Of Date	06/09/2025	Indiana Cost Mod				
				1.0000	1.0000	1.0000	1.0000	1.0000
		Equalization Factor						
		Notice Required						
		Land	\$37,800	\$37,800	\$33,100	\$18,700	\$17,800	\$17,000
		Land Res (1)	\$29,800	\$29,800	\$33,100	\$18,700	\$17,800	\$17,000
		Land Non Res (2)	\$8,000	\$8,000	\$0	\$0	\$0	\$0
		Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
		Improvement	\$145,200	\$145,200	\$179,500	\$155,300	\$147,900	\$141,300
		Imp Res (1)	\$145,200	\$145,200	\$179,500	\$155,300	\$147,900	\$141,300
		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
		Total	\$183,000	\$183,000	\$212,600	\$174,000	\$165,700	\$158,300
		Total Res (1)	\$183,000	\$183,000	\$212,600	\$174,000	\$165,700	\$158,300
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

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		88	0.745	1.25	\$32,000	\$40,000	\$29,800	0%	1.0000	100.00	0.00	0.00	\$29,800
91	A		0	1	1.00	\$8,000	\$8,000	\$8,000	0%	1.0000	0.00	100.00	0.00	\$8,000

Land Computations

Calculated Acreage	1.74
Actual Frontage	88
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.75
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.74
91/92 Acres	1.00
Total Acres Farmland	-1.00
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	\$29,800
91/92 Value	\$8,000
Supp. Page Land Value	
CAP 1 Value	\$29,800
CAP 2 Value	\$8,000
CAP 3 Value	\$0
Total Value	\$37,800

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

Collector

Appraiser

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10655 E COUNTY ROAD 800 S

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2/2

General Information

Occupancy Single-Family
 Description SINGLE-FAMILY RES
 Story Height 1
 Style N/A
 Finished Area 1312 sqft
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

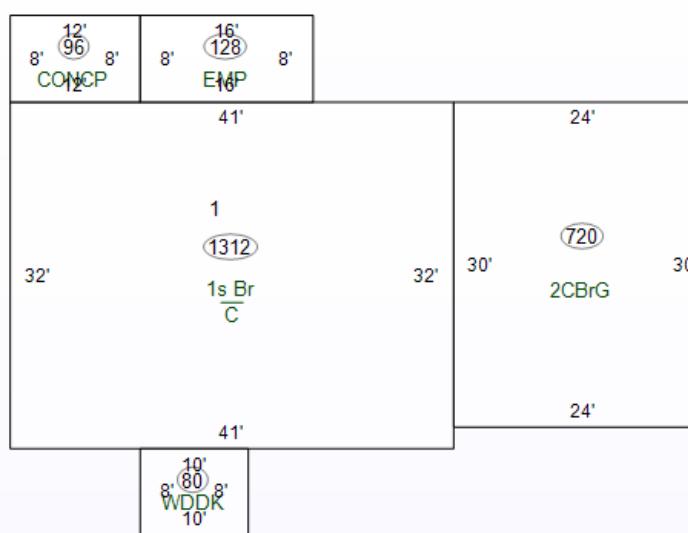
Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Patio, Concrete	96	\$800
Porch, Enclosed Masonry	128	\$11,600
Wood Deck	80	\$2,300

Plumbing

#	TF
Full Bath	1
Half Bath	1
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	4

**Specialty Plumbing**

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1312	1312	\$137,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1312	0	\$8,800	
Slab					
					Total Base \$145,900
Adjustments					1 Row Type Adj. x 1.00 \$145,900
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1312	\$4,400
No Elec (-)					\$0
Plumbing (+ / -)				7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$151,900
				Sub-Total, 1 Units	
Exterior Features (+)				\$14,700	\$166,600
Garages (+) 720 sqft				\$29,000	\$195,600
Quality and Design Factor (Grade)				1.00	
Location Multiplier				1.00	
				Replacement Cost	\$195,600

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	Brick	C	1982	1990	35 A		1.00		1,312 sqft	\$195,600	26%	\$144,740	0%	100%	1.003	1.000	100.00	0.00	0.00	\$145,200