

<b>Parcel Number</b> 001-13194-01	<b>Ownership Name</b> BENGE MICHAEL A & LORI A	<b>Transfer of Ownership Date</b>	<b>Year</b> 2021	<b>Card 1</b>
<b>County</b> BOONE, IN		<b>Grantor</b>	<b>Valid</b>	<b>Amount</b>
<b>Township</b> CENTER				<b>Type</b>
<b>Corporation</b>				
<b>District</b>				
<b>Plat</b>				
<b>Map</b>				
<b>Alt Parcel</b> 06-10-22-000-020.000-001	<b>Address</b> 2705 N US 52			
<b>Property Class</b> 511	LEBANON, IN 46052			
<b>Tax District</b> 001 Center				
<b>Neighborhood</b> 1500-center res acreage-1500				

**Property Address**  
2705 N US 52  
LEBANON, IN 46052

<b>Account</b>	57852
<b>Book</b>	
<b>Legal</b>	PT E1/2 NE 22-19-1W 8.33

<b>Topography</b>	<b>Pub. Utilities</b>	<b>Street or Rd.</b>	<b>Neighborhood</b>
<input type="checkbox"/> Level	<input type="checkbox"/> Water	<input type="checkbox"/> Paved	<input type="checkbox"/> Improving
<input type="checkbox"/> High	<input type="checkbox"/> Sewer	<input type="checkbox"/> Unpaved	<input checked="" type="checkbox"/> Static
<input type="checkbox"/> Low	<input type="checkbox"/> Gas	<input type="checkbox"/> Proposed	<input type="checkbox"/> Declining
<input type="checkbox"/> Rolling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Sidewalk	<input type="checkbox"/> Other
<input type="checkbox"/> Swampy	<input type="checkbox"/>	<input type="checkbox"/> Alley	<input type="checkbox"/> Blighted

VALUATION RECORD				
<b>Assessment Year</b>		<b>2021</b>	<b>2020</b>	<b>2019</b>
<b>Reason for Change</b>				
<b>Land</b>	Homestead-C1	22,000	22,000	22,000
	Residential-C2	0	0	0
	Non-Residential-C3	35,500	35,500	35,500
	<b>Total Land</b>	<b>57,500</b>	<b>57,500</b>	<b>57,500</b>
<b>Improvements</b>	Homestead-C1	140,500	130,400	128,600
	Residential-C2	0	0	0
	Non-Residential-C3	41,900	39,700	39,100
	<b>Total Imp</b>	<b>182,400</b>	<b>170,100</b>	<b>167,700</b>
<b>Total Assessed Value:</b>		<b>239,900</b>	<b>227,600</b>	<b>225,200</b>

**Property Sub Class:** RES ONE FAMILY UNPLAT 0-9.99-511 PRINTED FROM BOONE COUNTY, INDIANA

**Memorandum**

2012 pay 2013 Reassessment Update per Field Review & DH  
Updated Eff Age  
(16CE)-2B-132 8/24/16 ACCESSORY \$28,000 added pole barn for 2017 pay 2018

**LAND DATA AND COMPUTATIONS**

Land Type	Soil I.D.	Measured Acreage	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value	Parcel Acreage	8.330
9		1.000		22000.00	22000.00	22000		22000	81 Legal Drain NV [-]	1.410
91		5.920		6000.00	6000.00	35520		35520	82 Public Roads NV [-]	0.000
81		1.410	1.00	1290.00	1290.00	1820	0.100	0	83 UT Towers NV [-]	0.000
									9 Homesite(s) [-]	1.000
									92 Ag Excess [-]	5.920
<b>TOTAL ACRES FARMLAND</b>										0.000
									True Tax Value	0
									Measured Acreage	0.000
									Average Farmland Value / Acre	0.00
									<b>VALUE OF FARMLAND</b>	0
									Classified Land Total	0
									<b>TOTAL FARMLAND/CLASS LAND VALUE</b>	0
									Homesite(s) Value	[+] 22000
									92 Ag Excess Value	[+] 35520
									<b>TOTAL TRUE TAX LAND VALUE</b>	0
<b>LAND TYPE CODES</b>										
F	Front Lot								5	Non-tillable Land
R	Rear Lot								6	Woodland
1	Comm. Ind. Land								7	Other Farmland
11	Primary								71	FarmBuildings
12	Secondary								72	Water
13	Undeveloped usable								73	Wetlands
14	Undeveloped								8	Ag Support Land
2	Classified Land								81	Legal Ditch
3	Undeveloped Land								82	Public Road
4	Tillable Land								83	Utility Trans. Tower
41	Flooded Occasionally								9	Ag Support Land
42	Flooded Severely								91	Res Excess Acres
43	Farmed Wetlands								92	Ag Excess Acres
<b>Measured Acreage</b>		8.33		<b>Total Land Value</b>		57500				

Occupancy	Story Height	Attic	Bsmt	Crawl	
1 <input checked="" type="checkbox"/> Single Family	1.00	0 <input checked="" type="checkbox"/> None	0 <input type="checkbox"/> None	0 <input type="checkbox"/>	
2 <input type="checkbox"/> Duplex		1 <input type="checkbox"/> Unfin	1 <input type="checkbox"/> 1/4	1 <input checked="" type="checkbox"/>	
3 <input type="checkbox"/> Triplex		1 <input type="checkbox"/> Other	2 <input type="checkbox"/> 1/2 Fin	2 <input type="checkbox"/> 1/2	2 <input type="checkbox"/>
4 <input type="checkbox"/> 4-6 Family		2 <input type="checkbox"/> Bi-level	3 <input type="checkbox"/> 3/4 Fin	3 <input checked="" type="checkbox"/> 3/4	3 <input type="checkbox"/>
5 <input type="checkbox"/> M home		3 <input type="checkbox"/> Tri-level	4 <input type="checkbox"/> Fin	4 <input type="checkbox"/> Full	4 <input type="checkbox"/>
0 <input type="checkbox"/> Row Type					

Construction	Base Area	Floor	Fin.Liv.Area	Value	
1 Frame or Alum.	1	1,064	1.00	1,064	76,900
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick		Attic			
8 Stone		Basement			21,400
9 Frame w/Masonry		Crawl			3,200

Roofing	
Asphalt Shingles	<input checked="" type="checkbox"/>
Slate or Tile	<input type="checkbox"/>
Metal	<input type="checkbox"/>

Floors		1	2
Earth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sub & Joists	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linoleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

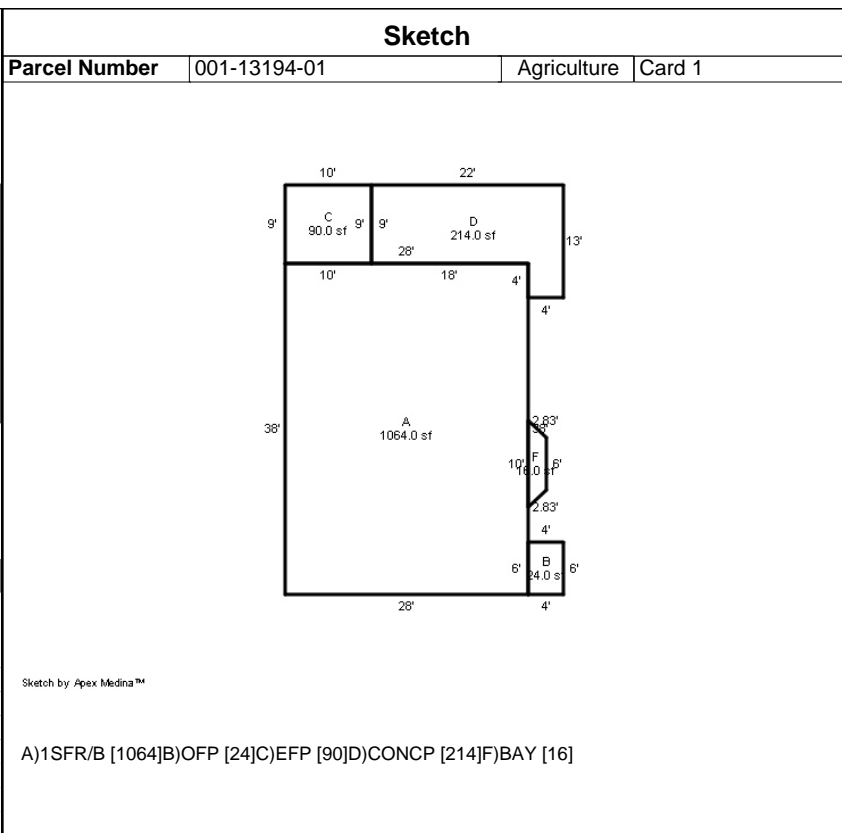
Interior Finish		1	2
Plaster/Dry Wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paneling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fiberboard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Accommodations	
Total # Rooms	7
Bedrooms	3
Family Room	0
Formal Dining Room	0
Rec Room	Type
Fireplace	Stacks
Metal	Openings

Heating / Air Conditioning	
Central Warm Air	<input checked="" type="checkbox"/>
Hot Water or Steam	<input type="checkbox"/>
Heat Pump	<input type="checkbox"/>
No Heat	<input type="checkbox"/>
Gravity/Wall/Space	<input type="checkbox"/>
Central Air Cond.	<input checked="" type="checkbox"/>

Plumbing		#	TF
Full Baths	1	3	
Half Baths	0	0	
Kitchen Sink	1	1	
Water Heater	1	1	
Extra fixtures			
<b>Total</b>			
No Plumb/Wtr Only			

<b>Total Base</b>		<b>101,500</b>	
<b>Row-Type Adjustment</b>		<b>1.00</b>	
<b>sq.ft. SUB-TOTAL</b>		<b>101,500</b>	
Full Unfin Interior (-)			
Half Unfin Interior (-)			
Extra Living Units (+)			
Rec. Room (+)			
Fireplace (+)			
Loft (+)			
No Heat (-)			
Air Conditioning (+)		2,900	
No Electricity (-)			
Plumbing (-/+)			
TF:5 - 5			
Specialty Plumbing (+)			
<b>Sub-Total One Unit</b>		<b>104,400</b>	
<b>Sub-Total 1 Unit(s)</b>		<b>104,400</b>	
Garages			
Integral (-)			
Attached Garage (+)			
Attached Carport (+)			
Basement (-)			
Exterior Features		12,600	
Special Features			
<b>Sub-Total</b>		<b>117,000</b>	
Grade and Design		C+ 105	
Location Multiplier		1.00	
<b>Replacement Cost</b>		<b>122,850</b>	
REMODELING & MODERNIZATION		Amount	Date
Exterior			
Interior			
Kitchen			
Bath Facilities			
Plumbing System			
Heating System			
Electrical System			
Extensions			



### Value Adjustment / Exterior Features

Value Adjustments

Exterior Features  
 Patio- Concr- At grade - 1 - 214sf - 1200  
 Porch- Open Frm/ equal- 1st fl - 1 - 24sf - 2500  
 Porch- Enclos Frm/ equal- 1st - 1 - 90sf - 6600  
 Extended bay- 1st flr - 1 - 16sf - 2300

### SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Frame	C+	0	1960	A				1064	1.00		122850	42	71250	100	1.63	1.00	116100
T3 Un-	10	NA	E	OLD	OLD	F	16.75	1	22.29	30x34	1.00	1	6420	70	1930	100	1.63	1.00	3100
Main Garage	0	Frame	C	1993	1993	A	25.61	0	25.61	24x32	1.00	1	19670	24	14950	100	1.63	1.00	24400
Utility Shed	0	Frame	D	1997	1997	A	20.85	0	20.85	8x12	1.00	1	1600	55	720	100	1.63	1.00	1200
T3 Un-	12	NA	C	2016	2016	A	11.25	2	7.44	50x72	1.00	1	26770	15	22750	100	1.63	1.00	37100
Lean-to	8	Earth	E	OLD	OLD	A	3.95	0	3.95	14x30	1.00	1	660	65	230		1.63	1.00	400
Lean-to	8	Earth	E	OLD	OLD	A	3.95	0	3.95	8x8	1.00	1	100	65	30		1.63	1.00	0

Card Improvement Total	182300
Total Improvement Value	182300