

BLOCK 9 LOTS 19,20 &  
N1/2 OF LOT 21  
OR 2534/1459

MURZYN PAUL E  
16213 CHERRY TREE RD  
NOBLESVILLE, IN 46062

2024

00-00-31-1800-0009-0190



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 10               | ABOVE AVG 100    |              |                      |
| Roof Structure           | 08               | IRREGULAR 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 03               | PLASTER 100      |              |                      |
| Interior Floor           | 12               | HARDWOOD 100     |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 2 100            |              |                      |
| Bathrooms                |                  | 1 100            |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  | 1.               | 1. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| BUD8 Adjustme            | 02               | DIST FB 100      |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 05               | Quality Level 05 |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM                  |                  | MKT AREA         |              | 01                   |
| NEIGHBORHOOD/LOC         | 1005.00          |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,580            | 100              | 1,580        | 209,896              |
| FOP                      | 140              | 30               | 42           | 5,580                |
| FOP                      | 195              | 30               | 58           | 7,705                |
|                          |                  |                  |              |                      |
| TOTALS                   | 1,915            |                  | 1,680        | 223,181              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0900               | 01  | 1,680     | 125.4000    | 156.75         | 263,340        | 1900 | 1990 |      | 0    | 0 | 15.25 | 84.75  |  |

1 SNGL FAM - 0% - 2023

Heated Area: 1580

HX Base Yr

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/30/2024 |

MLU