NW 1/4 OF NE 1/4 LYING N &
W OF RD 108
EX R/W OR 882/243

DORRIAN SANDRA JANE & JEFFREY JOHN
1819 MICHIGAN AVE
LAPORTE, IN 46350

2025

09-3N-24-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

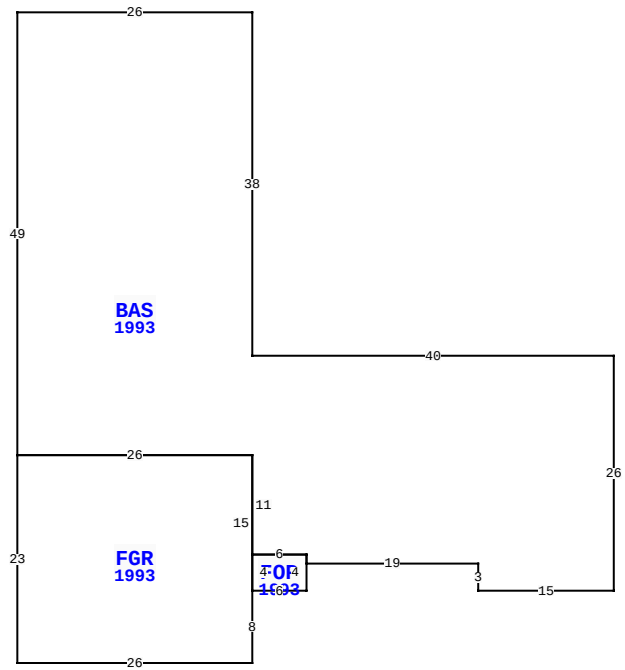
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,233	100	1993	2,233	202,205
FGR	598	55	1993	329	29,792
FOP	24	30	1993	7	634
TOTALS	2,855			2,569	232,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,569	103.1616	136.17	349,821	1974	1974	0	0	0	33.50	66.50

1 SNGL FAM – 100% - 2021 Heated Area: 2233 HX Base Yr 2021



3752 FROG HOLLOW LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		232,631
TOTAL MARKET OB/XF VALUE		39,939
TOTAL LAND VALUE - MARKET		233,287
TOTAL MARKET VALUE		352,477
SOH/AGL Deduction		101,925
ASSESSED VALUE		250,552
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,830
TOTAL JUST VALUE		505,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160120	REPAIR/RRF	0	08/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2772/1300	3/07/2025	WD	Q	I	01	567,000
GRANTOR: HATFIELD PAMELA J						
GRANTEE: DORRIAN SANDRA JANE						
2448/1378	12/14/2020	QC	U	I	11	100
GRANTOR: MAH PATRICIA L						
GRANTEE: HATFIELD PAMELA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 N38 W26 S49 FGR=[YR=1993] S23 E26 N8 FOP=[YR=1993] E6 N4 W6 S4$ N15 W26$ E26 S11 E6 S1 E19 S3 E15 N26 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0511	GARAGE CB-	0	100	40	28	1,120.00	SF	40.00	40.00	100	1980	1980	3	30	13,440	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0810	CONCRETE A	0	100	21	16	336.00	SF	6.50	6.50	100	1980	1980	3	30	655	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	27	1,350	
5	0855	CONC PAVER	0	100	0	0	2,981.00	SF	10.00	10.00	100	2000	2000	3	77	22,954	

LAND DESCRIPTION

TOTAL OB/XF 39,939

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100	0006	A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005010	A	SERVICE ACRE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
3	009530	C	POND	100		A-1	0.00	0.00	0.30	AC		1.00	1.00	1.00	2,500.00	2,500.00	750							
4	005901	A	HARDWOOD SI	0		A-1	0.00	0.00	18.59	AC		1.00	1.00	1.00	225.00	225.00	4,183							
5	005501	A	TIMBER 2 P S	0		A-1	0.00	0.00	2.28	AC		1.00	1.00	1.00	515.00	515.00	1,174							
6	005601	A	TIMBER 3 P S	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	330.00	330.00	3,300							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 34.17 Total Land Value: 79,907 Market: 162,537 Agricultural: 9,157 Common: 70,750 PRINTED 07/30/2025 BY SYS

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BUILDING DIMENSIONS

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
7	009910	M	MARKET VALUE	0		A-1	0.00	0.00	31.87	AC		1.00	0.60	0.60	8,500.00	5,100.00	162,537							

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