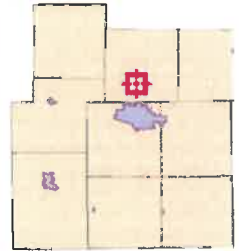








**Overview**



**Legend**

-  Corporate Limits
-  Parcels
-  State Highways
-  Road Centerlines
-  Lakes

<b>Parcel ID</b>	92-03-28-106-003.000-011	<b>Alternate ID</b>	9206-32-28-106-003	<b>Owner Address</b>	Snodgrass, William H Irrevocable Trust Agreement 2504 N St Rd 109 Columbia City, IN 46725
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	One Family Dwelling Platted		
<b>Property Address</b>	2504 N State Rd 109 Columbia City	<b>Acreage</b>	0.88		
<b>District</b>	Thorncreek Township				
<b>Brief Tax Description</b>	LOT 3 SHADY PARK				
	(Note: Not to be used on legal documents)				

Date created: 6/22/2020  
Last Data Uploaded: 6/22/2020 1:42:26 AM

Developed by  **Schneider**  
GEOSPATIAL



**Summary**

Parcel ID 92-03-28-106-003.000-011  
 Alternate ID 9206-32-28-106-003  
 Property Address 2504 N State Rd 109  
 Columbia City, IN 46725  
 Sec/Twp/Rng N/A  
 Tax Set Thorncreek Township  
 Subdivision Shady Park  
 Brief Tax Description LOT 3 SHADY PARK  
 (Note: Not to be used on legal documents)  
 Book/Page 2013010217 - Purchase Copy  
 Acres 0.880  
 Class 510 - One Family Dwelling Platted

**Owners**

Deeded Owner  
 Snodgrass, William H Irrevocable Trust Agreement  
 2504 N St Rd 109  
 Columbia City, IN 46725

**Taxing District**

County: Whitley  
 Township: THORNCREEK TOWNSHIP  
 State District 011 THORNCREEK TOWNSHIP  
 Local District: 070  
 School Corp: WHITLEY COUNTY CONSOLIDATED  
 Neighborhood: 921110-011 THORNCREEK TWP

**Site Description**

Topography: Rolling  
 Public Utilities: Electricity  
 Street or Road: Paved  
 Area Quality Static  
 Parcel Acreage: 0.88

**Land**

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	0.8800	\$20,000.00	\$22,000.00	\$19,360.00	\$0.00	\$19,360.00

**Residential Dwellings**

Description Single-Family R 01  
 Story Height 1  
 Style 20  
 Finished Area 1388  
 # Fireplaces 1  
 Heat Type Central Warm Air  
 Air Cond 1388  
 Bedrooms 2  
 Living Rooms: 0  
 Dining Rooms: 1  
 Family Rooms: 0  
 Finished Rooms: 6  
 Full Baths 2  
 Full Bath Fixtures 6  
 Half Baths 0  
 Half Bath Fixtures 0  
 Kitchen Sinks 1  
 Water Heaters 1  
 Add Fixtures 0

Floor	Construction	Base	Finish
1	Wood Frame	1388	1388
B	Brick	1196	0

Features	Area
Patio, Concrete	120
Stoop, Masonry	24

**Improvements**

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Utility Shed (8x17)	100	D	1941	1941	A	1.01	136	1.4	0
Single-Family R 01	100	C	1953	1978	A	1.01	1388	1.4	0

**Transfer History**

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
19870	1/9/2013	Change Ownership	Warranty Deed	2013010217 - Purchase Copy			Snodgrass Julia M Trustee	Snodgrass, William H Irrevocable Trust Agreement

**Sales**

Date	New Owner	Doc ID	Book/Page	Sale Price
1/9/2013	Snodgrass, William H Irrevocable Trust Agreement	2013010217		\$0.00
1/10/1996	Snodgrass Julia M Trustee ADD TRUSTEE		9601/167	\$0.00
				\$0.00

**Valuation**

Assessment Year	2020	2019	2019 (2)	2018	2017
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	54-Annual Trending	54-Annual Trending
As Of Date	1/1/2020	6/27/2019	4/16/2019	1/1/2018	1/1/2017
Land	\$19,400	\$19,400	\$19,400	\$19,400	\$19,400
Land Res (1)	\$19,400	\$19,400	\$19,400	\$19,400	\$19,400
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$131,900	\$122,500	\$122,500	\$115,800	\$106,500
Imp Res (1)	\$131,500	\$122,100	\$122,100	\$115,400	\$106,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$400	\$400	\$400	\$400	\$300
<b>Total</b>	<b>\$151,300</b>	<b>\$141,900</b>	<b>\$141,900</b>	<b>\$135,200</b>	<b>\$125,900</b>
Total Res (1)	\$150,900	\$141,500	\$141,500	\$134,800	\$125,600
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$400	\$400	\$400	\$400	\$300

**Deductions**

Tax Year	Deduction Type	Amount
2019 Pay 2020	Homestead - Supplemental	\$33,775.00
2019 Pay 2020	Homestead Credit/ Standard	\$45,000.00
2018 Pay 2019	Homestead - Supplemental	\$31,430.00
2018 Pay 2019	Homestead Credit/ Standard	\$45,000.00
2017 Pay 2018	Homestead - Supplemental	\$28,210.00
2017 Pay 2018	Homestead Credit/ Standard	\$45,000.00
2016 Pay 2017	Homestead - Supplemental	\$27,790.00
2016 Pay 2017	Homestead Credit/ Standard	\$45,000.00
2015 Pay 2016	Homestead - Supplemental	\$26,635.00
2015 Pay 2016	Homestead Credit/ Standard	\$45,000.00
2014 Pay 2015	Homestead - Supplemental	\$25,130.00
2014 Pay 2015	Homestead Credit/ Standard	\$45,000.00

**Tax History**

*Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.*

**Detail:**

Tax Year	Type	Category	Description	Amount	Bal Due
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$508.18	\$0.00
2019 Pay 2020	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$508.18	\$508.18
2019 Pay 2020	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2018 Pay 2019	Property Tax Detail	Penalty	1st Installment Penalty	\$24.31	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$486.24	\$0.00
2018 Pay 2019	Special Assessment Detail	Penalty	Blue River 1st Installment Penalty	\$0.25	\$0.00
2018 Pay 2019	Special Assessment Detail	Penalty	Whitley Co Solid Waste 1st Installment Penalty	\$25.00	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Blue River 1st Installment Tax	\$5.00	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$486.24	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Blue River 2nd Installment Tax	\$0.00	\$0.00
2018 Pay 2019	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	1st Installment Tax	\$444.51	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Humbarger L #12 1st Installment Tax	\$20.00	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2017 Pay 2018	Property Tax Detail	Tax	2nd Installment Tax	\$444.51	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Humbarger L #12 2nd Installment Tax	\$20.00	\$0.00
2017 Pay 2018	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$407.80	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$407.80	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Property Tax Detail	Penalty	Additional 5% Penalty	\$3.22	\$0.00
2015 Pay 2016	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$3.22	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$396.25	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$64.31	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$396.25	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00

Tax Year	Detail	Category	Description	Amount	Balance
2014 Pay 2015	Property Tax Detail	Penalty	1st Installment Penalty	\$34.98	\$0.00
2014 Pay 2015	Property Tax Detail	Penalty	Additional 5% Penalty	\$2.16	\$0.00
2014 Pay 2015	Property Tax Detail	Penalty	Former Yr 1st Install Penalty	\$4.33	\$0.00
2014 Pay 2015	Property Tax Detail	Penalty	LY 2nd Installment Penalty	\$2.16	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$349.75	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	Last Year 2nd Installment Tax	\$43.26	\$0.00
2014 Pay 2015	Special Assessment Detail	Penalty	Whitley Co Solid Waste 1st Installment Penalty	\$25.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2014 Pay 2015	Property Tax Detail	Penalty	2nd Installment Penalty	\$3.22	\$3.22
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$349.75	\$64.31
2014 Pay 2015	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00

**Total:**

Tax Year	Amount	Bal Due
2019 Pay 2020	\$1,069.36	\$508.18
2018 Pay 2019	\$1,080.04	\$0.00
2017 Pay 2018	\$982.02	\$0.00
2016 Pay 2017	\$868.60	\$0.00
2015 Pay 2016	\$916.25	\$0.00
2014 Pay 2015	\$867.61	\$67.53

*Property taxes for 2019 Pay 2020 are certified.*

*First installment for 2019 Pay 2020 tax is due May 11th. The second installment is due November 10th.*

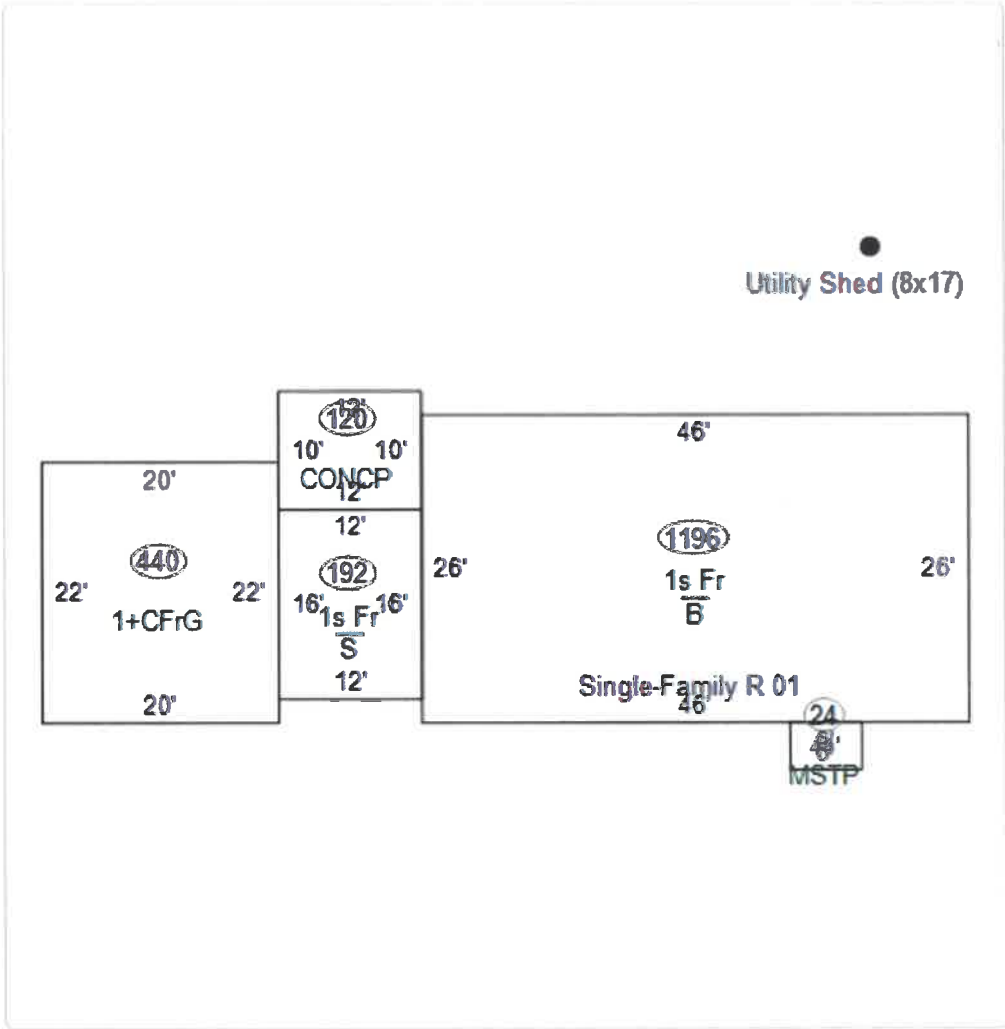
**Payments****Detail:**

Tax Year	Payment Date	Paid By	Amount
2019 Pay 2020	5/1/2020	Hoag, Jacob R & Meggan H	\$561.18
2018 Pay 2019	5/14/2019	Snodgrass, William H Irrevocable Trust Agreement	\$1,080.04
2017 Pay 2018	4/16/2018	Snodgrass, William H	\$982.02
2016 Pay 2017	4/11/2017	Snodgrass, William H	\$868.60
2015 Pay 2016	5/11/2016	Snodgrass, William H	\$916.25
2014 Pay 2015	5/18/2015	Snodgrass, William H	\$800.08

**Total:**

Tax Year	Amount
2019 Pay 2020	\$561.18
2018 Pay 2019	\$1,080.04
2017 Pay 2018	\$982.02
2016 Pay 2017	\$868.60
2015 Pay 2016	\$916.25
2014 Pay 2015	\$800.08

**Sketches**



2020 Property Record Cards

[92-03-28-106-003.000-011](#)

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Last Data Upload: 6/22/2020, 1:42:26 AM

[Version 2.3.6.3](#)



THORNCREEK TWP

510, 1 Family Dwell - Platted Lot

2504 N State Rd 109

92-03-28-106-003.000-011

General Information  
Parcel Number  
92-03-28-106-003.000-011  
Local Parcel Number  
070-190-00015500  
Tax ID:

Ownership  
Snodgrass, William H Irrevocable Trust  
2504 N St Rd 109  
Columbia City, IN 46725

Owner  
Snodgrass, William H I  
2013010217  
WD  
9601/167  
WD  
/

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price V/I  
2013010217 WD / \$0 I  
9601/167 WD / \$0 I  
ADD TRUSTEE / \$0 I

Notes  
9/8/2016 RA17: Reassessment 2017  
Gave 50% obs to utility shed

Legal  
LOT 3 SHADY PARK

Routing Number  
23

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2020

Location Information  
County  
Whitley  
Township  
THORNCREEK TOWNSHIP  
District 011 (Local 070)  
THORNCREEK TOWNSHIP

School Corp 8665  
WHITLEY COUNTY CONSOLIDAT  
Neighborhood 921110-011  
THORNCREEK TWP

Section/Plat  
Location Address (1)  
2504 N State Rd 109  
Columbia City, IN 46725

Zoning

Subdivision

Lot

Market Model  
N/A

Characteristics  
Topography Flood Hazard  
Rolling   
Public Utilities ERA  
Electricity   
Streets or Roads TIF  
Paved   
Neighborhood Life Cycle Stage

Static  
Printed  
Friday, May 1, 2020  
Review Group 2021

Data Source N/A

Collector 06/17/2016

JS

Appraiser 02/15/1995

MBL



Res

Valuation Records (Work in Progress; values are not certified values and are subject to change)

2020	2020	2020	2019	2019	2018	2017
Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Annual Trend
WIP	AA	01/01/2020	Indiana Cost Mod	1.0000	<input type="checkbox"/>	1.0000
03/31/2020	AA	06/27/2019	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	1.0000
Indiana Cost Mod	AA	04/16/2019	Indiana Cost Mod	1.0000	Indiana Cost Mod	Indiana Cost Mod
\$19,400	\$19,400	\$19,400	\$19,400	\$19,400	\$19,400	\$19,400
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$131,900	\$131,900	\$122,500	\$122,500	\$115,800	\$106,500	\$106,500
\$131,500	\$131,500	\$122,100	\$122,100	\$115,400	\$106,200	\$106,200
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$400	\$400	\$400	\$400	\$400	\$300	\$300
\$151,300	\$151,300	\$141,900	\$141,900	\$135,200	\$125,900	\$125,900
\$150,900	\$150,900	\$141,500	\$141,500	\$134,800	\$125,600	\$125,600
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$400	\$400	\$400	\$400	\$400	\$300	\$300

Land Data (Standard Depth: Res 120', Cl 120' Base Lot Res 0' X 0', Cl 0' X 0')

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
9 A	0	0.8800	\$20,000	\$22,000	\$19,360	0%	100%	1.0000	\$19,360

Land Computations

Calculated Acreage	0.88
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.88
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.88
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	\$19,400
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$19,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,400

**General Information**

Occupancy: Single-Family  
 Description: Single-Family R 01  
 Story Height: 1  
 Style: 20  
 Finished Area: 1388 sqft  
 Make:

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joint  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Plumbing**

# TF  
 Full Bath 2 6  
 Half Bath 0 0  
 Kitchen Sinks 1 1  
 Water Heaters 1 1  
 Add Fixtures 0 0  
 Total 4 8

**Accommodations**

Bedrooms 2  
 Living Rooms 0  
 Dining Rooms 1  
 Family Rooms 0  
 Total Rooms 6

**Heat Type**

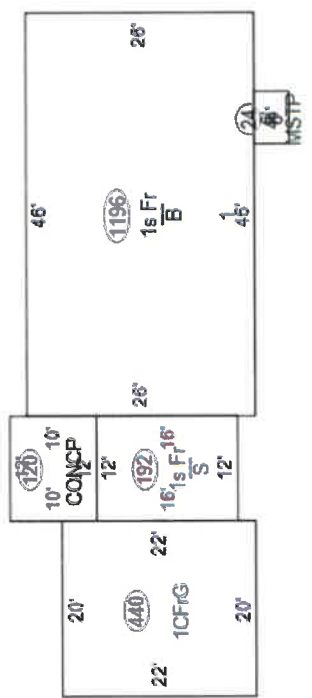
Central Warm Air

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description Area Value  
 Patio, Concrete 120 \$0  
 Stoop, Masonry 24 \$0



**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1388	1388	\$89,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1196	0	\$27,100	
Crawl				
Slab	192	0	\$0	
				<b>Total Base \$116,500</b>
				<b>1 Row Type Adj. x 1.00 \$116,500</b>

**Adjustments**

Unfin Int (-)  
 Ex Liv Units (+)  
 Rec Room (+)  
 Loft (+)  
 Fireplace (+)  
 No Heating (-)  
 A/C (+)  
 No Elec (-)  
 Plumbing (+/-)  
 Spec Plumb (+)  
 Elevator (+)

MS:1 MC:1  
 1:1388  
 8 - 5 = 3 x \$800

Sub-Total, One Unit \$126,400  
 Sub-Total, 1 Units \$2,100  
 Exterior Features (+) \$128,500  
 Garages (+) 440 sqft \$141,300

Quality and Design Factor (Grade) 1.00  
 Location Multiplier 0.95  
 Replacement Cost \$134,235

**Summary of Improvements**

Description	Count	Value
Specialty Plumbing		

Description	Res Eligibl	Story Height	Year Built	Eff Age	Eff Co Age	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mkrt	Improv Value
1: Single-Family R 01	100%	1	1953	1978	42 A	\$19.36	0.95	\$19.36	2,584 sqft	\$134,235	30%	\$93,960	0%	100%	1,400	1.0000	\$131,500
2: Utility Shed (8x17)	0%	1	1941	1941	79 A	\$2.001	0.95	\$19.36	8'x17'	\$2,001	65%	\$700	50%	100%	1,000	1.0000	\$400
<b>Total all pages \$131,900</b>																	
<b>Total this page \$131,900</b>																	