

18-11-16-183-008.000-003

General Information

Parcel Number
18-11-16-183-008.000-003

Local Parcel Number
1116183008000

Tax ID:
1520870000

Routing Number
11-16-B-B-054.

Property Class 530
3 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Delaware

Township
CENTER TOWNSHIP

District 003 (Local 003)
MUNCIE

School Corp 1970
MUNCIE COMMUNITY

Neighborhood 131090-003
NEEDLES

Section/Plat

Location Address (1)
1001 W 1ST ST
MUNCIE, IN 47305

Zoning

Subdivision

Lot

Market Model
131090-500-599

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Water, Sewer, Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Sunday, April 5, 2026

Review Group 2023

Ownership

W DR
AZ

Legal
S T N ADD BLK 16 LOT 1



1001 W 1ST ST

530, 3 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/19/2022			MD	2022R/18637	\$68,000	V
07/22/2022	A & L AFFORDABLE		QC	2022R/11117		I
08/27/2021	AKINS RICHARD		WD	2021R/14585		I
06/08/2018	POUNDS TERRY		WD	2018R/07038		I
04/26/2017	FUTURE SWEETS LL		QC	2017R/02419		I
02/22/2017	EDWARDS LASHOND		TS	2017R/02419	\$1,002	I

Res

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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/10/2026	As Of Date	03/30/2026	04/21/2025	04/22/2024	04/17/2023	04/13/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☒	☒	☒	☒
\$10,100	Land	\$10,100	\$4,900	\$4,900	\$4,100	\$4,100
\$3,400	Land Res (1)	\$3,400	\$1,700	\$1,700	\$1,400	\$1,400
\$6,700	Land Non Res (2)	\$6,700	\$3,200	\$3,200	\$2,700	\$2,700
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$70,900	Improvement	\$70,900	\$54,400	\$42,100	\$18,100	\$17,200
\$25,200	Imp Res (1)	\$25,200	\$19,300	\$15,100	\$6,100	\$5,800
\$45,700	Imp Non Res (2)	\$45,700	\$35,100	\$27,000	\$12,000	\$11,400
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$81,000	Total	\$81,000	\$59,300	\$47,000	\$22,200	\$21,300
\$28,600	Total Res (1)	\$28,600	\$21,000	\$16,800	\$7,500	\$7,200
\$52,400	Total Non Res (2)	\$52,400	\$38,300	\$30,200	\$14,700	\$14,100
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 100' Base Lot: Res 40' X 120', 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
F	F		42	42x125	1.02	\$235	\$240	\$10,080	0%	1.0000	34.00	66.00	0.00	\$10,080

NEEDLES/131090-003

1/2

Notes

8/7/2023 General Note: REASSESSMENT 2024: REMOVED OBS
5/24/2019 General Note: REASSESSMENT; REDUCED OBS
7/24/2015 General Note: VACANT/OPEN

Land Computations

Calculated Acreage	0.12
Actual Frontage	42
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$3,400
CAP 2 Value	\$6,700
CAP 3 Value	\$0
Total Value	\$10,100

General Information

Occupancy	Triplex
Description	Triplex
Story Height	2
Style	N/A
Finished Area	1657 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
Porch, Open Frame	145	\$7,600
Wood Deck	24	\$1,000
Porch, Enclosed Frame	20	\$4,500

Plumbing

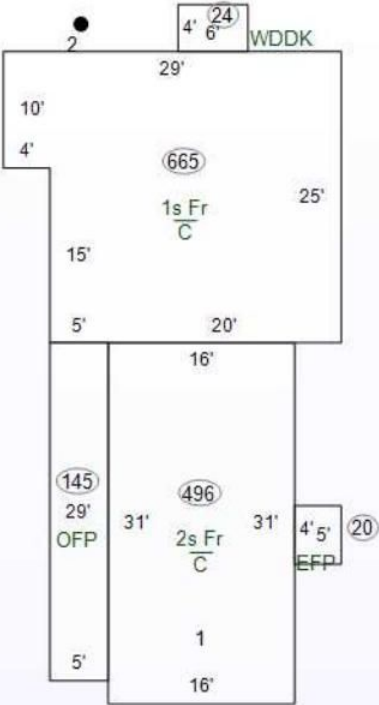
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	2	2
Total	9	15

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1161	1161	\$140,700	
2	1Fr	496	496	\$53,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1161	0	\$7,400	
Slab					

Total Base \$201,900

Adjustments 1 Row Type Adj. x 1.00 \$201,900

Unfin Int (-) \$0

Ex Liv Units (+) C:2 \$26,200

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) \$0

No Elec (-) \$0

Plumbing (+ / -) 15 - 15 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$228,100

Sub-Total, 1 Units

Exterior Features (+) \$13,100 \$241,200

Garages (+) 0 sqft \$0 \$241,200

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.87

Replacement Cost \$178,367

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: Triplex	2	Wood Fr	D+1	1895	1960	66 A		0.87		1,657 sqft	\$178,367	47%	\$94,530	0%	100%	0.432	1.697	34.00	66.00	0.00	\$69,300
2: Utility Shed	1		D+1	1920	1960	66 A	\$22.83	0.87	\$16.88	18'x20'	\$6,078	65%	\$2,130	0%	100%	0.432	1.697	100.00	0.00	0.00	\$1,600