LOT 14 BLOCK 3 UNIT 3 GWEN LAKE
494-331, WD 1459-1588, WD 1477-1

MARIE JEAN FRANCOIS JEAN/MARIE ROLANDE JEAN
6923 W LOGAN DR
NEW PALESTINE, IN 46163

2027

31-3S-17-05997-000

BUILDING CHARACTERISTICS

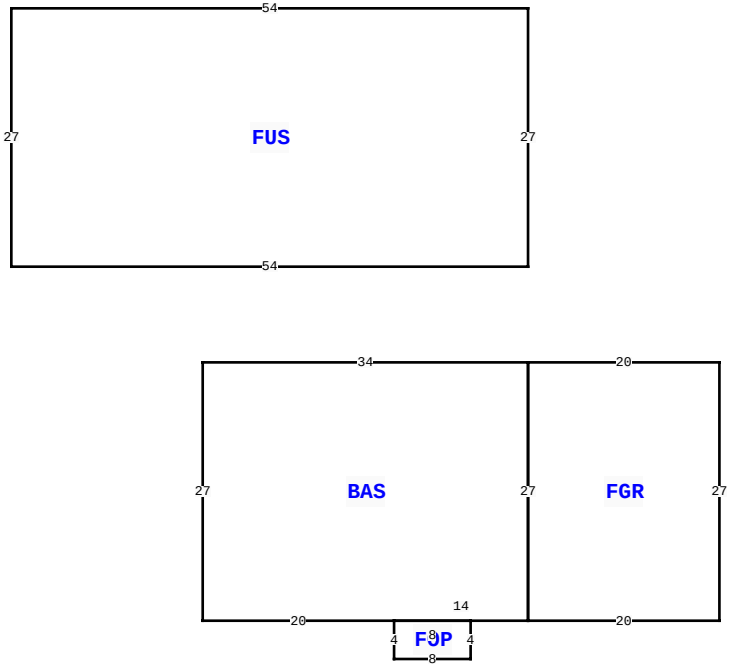
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	918	100		918	87,178
FGR	540	55		297	28,205
FOP	32	30		10	950
FUS	1,458	100		1,458	138,459
TOTALS	2,948			2,683	254,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,683	115.1136	126.62	339,721	1967	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2023 Heated Area: 2376 HX Base Yr



802 NW PALM DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	350.00	350.00	50	0	0	3	50	175	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	254,791
TOTAL MARKET OB/XF VALUE	175
TOTAL LAND VALUE - MARKET	14,924
TOTAL MARKET VALUE	269,890
SOH/AGL Deduction	0
ASSESSED VALUE	269,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,890
TOTAL JUST VALUE	269,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045688	Remodel	8,215	10/14/2022
000043983	Roof Replacement	7,890	03/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1593	9/10/2026	WD	U	I	12	53,000
GRANTOR: CARRINGTON MORTGAGE S						
GRANTEE: MARIE JEAN FRANCOIS						
1573/71	6/24/2026	CT	U	I	18	31,000
GRANTOR: CLERK OF COURT						
GRANTEE: CARRINGTON MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S27 E20 FOP= S4 E8 N4 W8$ E14 FGR= E20 N27 W20 S27$ N27$ PTR=N10 FUS= N27 W54 S27 E54$ S10$.

LAND DESCRIPTION

TOTAL OB/XF 175

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	0100	C	SFR	0		*RSF-2	0.00	0.00	11,939.57	SF		1.00	1.00	1.00	1.25	1.25	14,924							

REVIEW DATE 12/28/2022 BY JS Total Acres: 0.27 Total Land Value: 14,924 Market: 0 Agricultural: 0 Common: 14,924 PRINTED 11/17/2026 BY SYS