

82-06-28-013-008.006-027

KURTZ, JOHN

1227 LINCOLN AVE

510, 1 Family Dwell - Platted Lot

KNIGHT CITY 90707

1/2

General Information

Parcel Number 82-06-28-013-008.006-027
Local Parcel Number 09-260-13-008-006

Tax ID:

Routing Number CITY KNIGHT-7

Property Class 510 1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Vanderburgh

Township KNIGHT TOWNSHIP

District 027 (Local 009) EVANSVILLE CITY-KNIGHT

School Corp 7995 EVANSVILLE-VANDERBURGH

Neighborhood 90707-027 KNIGHT CITY 90707

Section/Plat F242

Location Address (1) 1227 LINCOLN AVE EVANSVILLE, IN 47714

Zoning

Subdivision

Lot

Market Model 90707-027 - Residential

Characteristics

Topography Flood Hazard Level

Public Utilities ERA All

Streets or Roads TIF Paved, Sidewalk

Neighborhood Life Cycle Stage Other

Printed Friday, April 26, 2024

Review Group 2024

Ownership

KURTZ, JOHN 305 FREDERICA ST OWENSBORO, KY 42301

Legal

HARLAN & HARLAN PARK PT L 3

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 10/02/2017 to 01/01/1900.

Notes

10/13/2017 AFDT: A: 10/27/03 AFDT MCMURTRY TERRI L MARRIED 2/15/02 A:1 2/30/03 INS#03/58574 MARRIAGE
10/19/2015 TR: TR: 4/4/72 V570 P288 TR: 6/27/84 DR 1 CD 19430 TR: 4/3/96 DR 10 CD 762



Res

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

Table with columns: Assessment Year (2024-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 65' X 130', CI 65' X 130')

Table with columns: 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.18), Actual Frontage (51), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (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 (\$18,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$18,000).

Data Source Aerial

Collector 08/12/2023 MHillenbrand

Appraiser 08/12/2023 MHillenbrand

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 20 - One Story Reside  
**Finished Area** 2434 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 Masonry	180	\$7,400

**Plumbing**

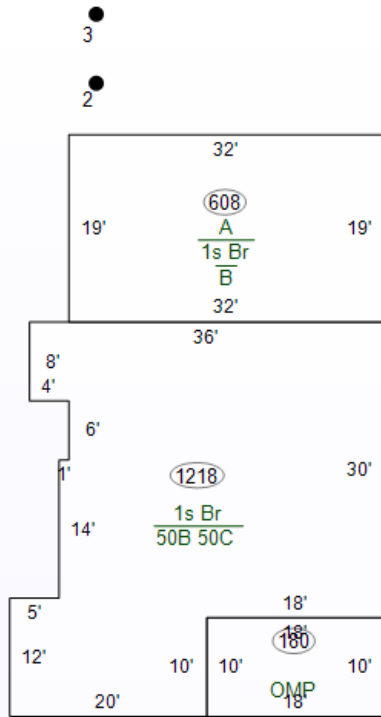
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	2	2
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	9

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1826	1826	\$129,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		608	608	\$12,500	
Bsmt		1217	0	\$30,300	
Crawl		609	0	\$4,900	
Slab					

**Total Base** \$177,200

**Adjustments 1 Row Type Adj. x 1.00** \$177,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	2:402 \$3,900
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1826 A:608 \$4,500
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$193,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$7,400	\$200,700
Garages (+) 0 sqft	\$0	\$200,700
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.93
<b>Replacement Cost</b>		<b>\$186,651</b>

**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: Single-Family R 01	1	Brick	C	1925	1925	99 A		0.93		3,651 sqft	\$186,651	45%	\$102,660	0%	100%	1.000	1.810	100.00	0.00	0.00	\$185,800
2: Utility Shed	1		D	2015	2015	9 A	\$31.58	0.93	\$23.50	6'x7'	\$987	30%	\$690	0%	100%	1.000	1.070	100.00	0.00	0.00	\$700
3: Utility Shed R 01	1		D	2005	2005	19 A	\$23.66	0.93	\$17.60	8'x12'	\$1,690	50%	\$840	0%	100%	1.000	1.070	100.00	0.00	0.00	\$900