

71-13-02-376-003.000-001

General Information

Parcel Number
71-13-02-376-003.000-001

Local Parcel Number
001-1002-004105

Tax ID:

Routing Number
13-2F

Property Class 610
Exempt, State of Indiana

Year: 2025

Location Information

County
St. Joseph

Township
CENTRE TOWNSHIP

District 001 (Local 001)
CENTRE TOWNSHIP

School Corp 7205
SOUTH BEND COMMUNITY

Neighborhood 7101043-001
01608 C175

Section/Plat

Location Address (1)
20555 ROOSEVELT RD
SOUTH BEND, IN 46614

Zoning

Subdivision

Lot

Market Model
7101043-001 - Exempt/Utility

Characteristics

Topography
Level ☐

Public Utilities
All ☐

Streets or Roads
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Static

Printed Monday, April 14, 2025
Review Group 2024

State of Indiana

Ownership

State of Indiana
INDOT Laporte Dist
PO Box 429
La Porte, IN 46352-0429

Legal

396.45' On Roosevelt Beg 2030.31' E Sw Cor Sw
1/2 Sec 2-36-2e Known As Parcel 5



20555 ROOSEVELT RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/11/2010	State of Indiana	INVALID	WD	001201/3204	\$229,735	I
05/06/1987	SHANK, RUSSELL	0	WD	0/0		I

610, Exempt, State of Indiana

01608 C175

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Notes

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	GenReval	GenReval	GenReval
As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☒	☐	☐	☐	☐
Land	\$1,500	\$1,415,300	\$1,415,300	\$1,415,300	\$1,415,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$1,500	\$1,415,300	\$1,415,300	\$1,415,300	\$1,415,300
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$1,500	\$1,415,300	\$1,415,300	\$1,415,300	\$1,415,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$1,500	\$1,415,300	\$1,415,300	\$1,415,300	\$1,415,300

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 108' X 178', CI 108' X 178')

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
14	A		0	1	1.00	\$1,500	\$1,500	\$1,500	0%	1.0000	0.00	0.00	100.00	\$1,500

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	11.10
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	11.10
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	\$0
CAP 2 Value	\$0
CAP 3 Value	\$1,500
Total Value	\$1,500

