General Information

Parcel Number
48-11-14-102-205.000-003

Local Parcel Number
18-264-2

Tax ID:
18-264-2

Routing Number
K4-K

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Madison

Township
ANDERSON TOWNSHIP

District 003 (Local 018)
ANDERSON CITY - ANDERSON T

School Corp 5275
ANDERSON COMMUNITY

Neighborhood 181438-003
ENGLEWOOD ADDN

Section/Plat
14

Location Address (1)
1423 NICHOL AVE
ANDERSON, IN 46016

Zoning

Subdivision

Lot
239

Market Model
Res Market 70

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Water, Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Saturday, April 25, 2026
Review Group 2025

Ownership

O'NEAL BRIAN K & STACY L ROBER
PO BOX 48
YORKTOWN, IN 47396

Legal

ENGLEWOOD 0.0000Acres STR: 00000 SECTION:
PLAT: 00 IN: OUT:

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/01/2009	O'NEAL BRIAN K & S		ND	/		I

Notes

10/7/2025 Imported: changed condition to ave, change eff yr to 1960, remove all obsol add metal car shed siding and roof updated per reassessment 26 pay 27 sws

11/16/2021 Imported: REM MRKT, ADDED OBS PER REASSESSMENT 22P23 AS

11/18/2015 Imported: added a/c added oh resketched chg efp to ofp ssr 16p17

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
04/18/2026	As Of Date	04/20/2026	05/04/2025	04/22/2024	04/18/2023	05/27/2022
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	1.0100
	Notice Required	☐	☐	☐	☐	☐
$3,800	**Land**	**$3,800**	**$3,800**	**$3,800**	**$3,700**	**$3,300**
$3,800	Land Res (1)	$3,800	$3,800	$3,800	$0	$0
$0	Land Non Res (2)	$0	$0	$0	$3,700	$3,300
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$35,900	**Improvement**	**$35,900**	**$21,300**	**$19,300**	**$17,400**	**$17,300**
$35,900	Imp Res (1)	$35,900	$21,300	$19,300	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$17,400	$17,300
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$39,700	**Total**	**$39,700**	**$25,100**	**$23,100**	**$21,100**	**$20,600**
$39,700	Total Res (1)	$39,700	$25,100	$23,100	$0	$0
$0	Total Non Res (2)	$0	$0	$0	$21,100	$20,600
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 132', 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		50	50x106	0.91	$84	$76	$3,800	0%	1.0000	100.00	0.00	0.00	$3,800

Data Source External Only **Collector** 06/02/2025 Nexus **Appraiser** 10/03/2025 SG-Nexus

Land Computations

Calculated Acreage	0.12
Actual Frontage	50
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$3,800
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$3,800**

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1004 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

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

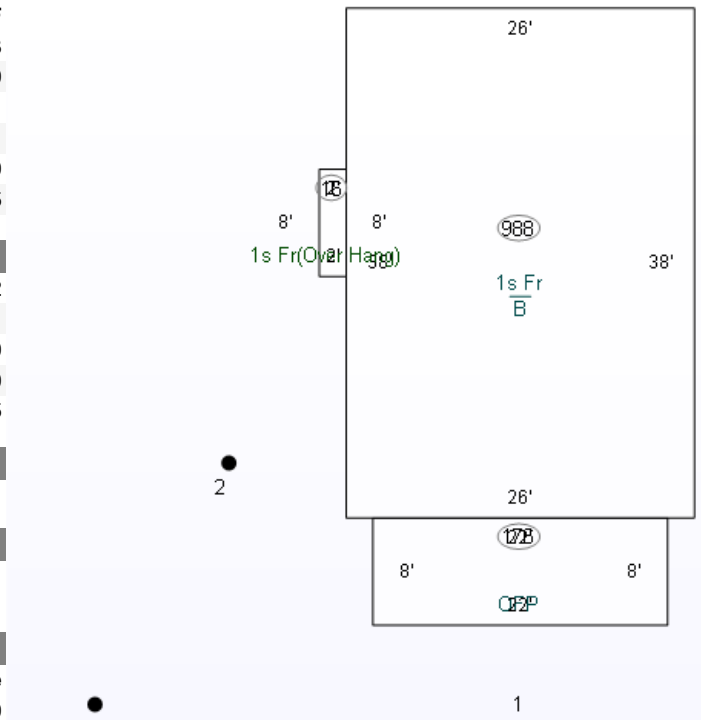
Bedrooms	2
Living Rooms	
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Porch, Open Frame	176	$8,500



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1004	1004	$128,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		988	0	$54,400	
Crawl					
Slab					
			Total Base		$183,200
Adjustments			**1 Row Type Adj. x 1.00**		$183,200
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1004	$4,600
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$187,800
				Sub-Total, 1 Units	
Exterior Features (+)				$8,500	$196,300
Garages (+) 0 sqft				$0	$196,300
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	1.00
				Replacement Cost	$176,670

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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	1	Wood Fr	D+2	1925	1960	66	A		1.00		1,992 sqft	$176,670	47%	$93,640	0%	100%	0.500	0.700	100.00	0.00	0.00	$32,800
2: Car Shed (metal)	1	SV	D	2025	2025	1	A		1.00		12'x16'		5%		0%	100%	0.500	0.700	100.00	0.00	0.00	$1,200
3: Detached Garage	1	Wood Fr	D	1925	1954	72	F	$87.52	1.00	$70.02	221 sqft	$15,474	65%	$5,420	0%	100%	0.500	0.700	100.00	0.00	0.00	$1,900