

APPENDIX C

Goldsmith Gilbert Historic District Properties

- 206 E. North Street
- 210 E. North Street
- 303 E. North Street
- 306 E. Gilbert Street
- 322 E. Washington Street
- 415 N. Madison Street

206 E. North Street

Listed as ca. 1900 in the National Register nomination and 1920 in the county records, this home was most likely Carpenter Builder in style when built, but now has more of the American Foursquare aesthetic. It has suffered loss of integrity through the application of substitute siding, the addition of a brick porch, division into two units with two front doors and other modifications. Already by the mid-1980's, the house was deemed non-contributing to the Gilbert District in the NRHP nomination. It was not identified in the *Interim Report*. Its status has only deteriorated further in the intervening years.

The property has an assessed value of \$28,900, is over \$12,000 tax delinquent and is scheduled for the October 28, 2010 tax sale by the Delaware County Commissioners. It has appeared in the two previous tax sales as well.

Vacant for many years and poorly maintained before that, this home would likely require new plumbing, electrical, and mechanical systems and extensive other work. At just under 2000 square feet, a rehabilitation would cost toward the high end of the estimated range of \$58,680 to \$117,360, which is double to nearly quadruple the assessed value.



Photo 1: Front (South) Façade



Photo 2: South & East Elevations



Photo 3: Rear (North) Elevation

2010 Proposed Historic District Demolitions
APPENDIX C: Goldsmith Gilbert Historic District

City of Muncie, Indiana
206 E. North Street



Photo 4: Living space



Photo 5: Living space



Photo 6: Vandalism/Damage to wall and floor



Photo 7: Living space



Photo 8: Vandalism/Damage to wall



Photo 9: Stairs



Photo 10: Stairs



Photo 11: Bedroom



Photo 12: Hallway



Photo 13: Detail



Photo 14: Kitchen

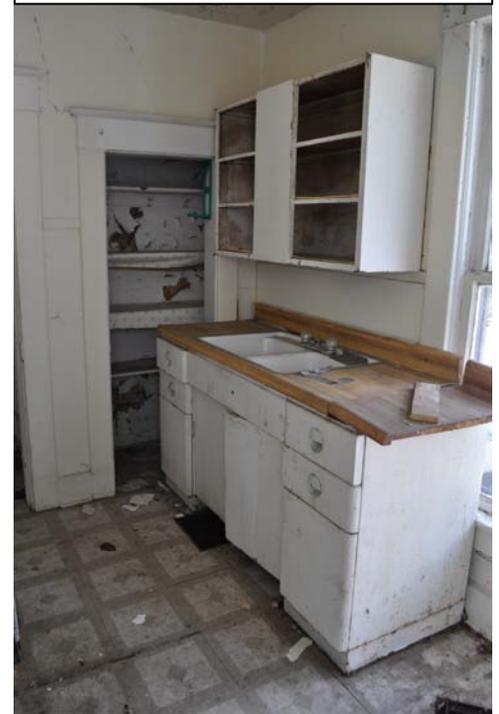


Photo 15: Kitchen

2010 Proposed Historic District Demolitions
APPENDIX C: Goldsmith Gilbert Historic District

City of Muncie, Indiana
206 E. North Street



Photo 16: Bathroom



Photo 17: Bathroom



Photo 18: Kitchen

Summary

Parcel ID 1110312013000
Alternate ID 18-11-10-312-013.000-003
Property Address 206 E NORTH ST
 MUNCIE, IN 47305
Brief Tax Description J/W ADD W21QTR FT OF6 E8 3 4FT OF5 0.0000Acres STR: 102010 IN: 5-6 OUT:
 (Note: Not to be used on legal documents)
Class 520: 2 Family Dwell - Platted Lot

Owner

COOPER CASSANDRA
 1215 N HOLLYWOOD WAY
 BURBANK, CA 91505

Taxing District

County: Delaware
Township: CENTER TOWNSHIP
State District: 003 MUNCIE
Local District: 003
School Corp: MUNCIE COMMUNITY
Neighborhood: 131560-003 T. KIRBY'S 80-80 120 DC

Site Description

Topography: Flat
Public Utilities: Electricity , Gas , Sewer , Water
Street or Road: Paved
Area Quality Static
Parcel Acreage: 0

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		30	125	30x125	\$80	\$82	\$2,460	0	\$4,960

Residential Dwellings

Description	Duplex	Floor	Constr	Base	Finish
Story Height	2	1	1/6 Masonry	1176	1176
Finished Area	1956	2	Wood Frame	780	780
# Fireplaces	0	B		546	0
Heat Type	Central Warm Air	C		546	0
Air Cond	1956	Exterior Feature		Area	
Accommodations	Bedrooms: 3 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 7	Porch, Open Masonry		60	
	#	TF			
Full Baths	2	6			
Half Baths	0	0			
Kitchen Sinks	2	2			
Water Heaters	2	2			
Add Fixtures	0	0			

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Duplex	100	D+2	1920	1920	F	1.01	1956	0.85	1.179

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	COOPER CASSANDRA			\$0.00

Sales Disclosures

Sale Date	Sale Price	Parcel Count	Valid
8/29/2006	\$7,100	1	N
4/12/2006	\$0	1	N
4/12/2006	\$5,500	1	N

Valuation

Info



Delaware County, IN
 100 W. Main
 Muncie, IN 47305
www.co.delaware.in.us

Assessor:
 James Carmichael
 (765) 747-7710

Auditor:
 Judith Rust
 (765) 747-7717

Bldg/Zoning Commissioners:
 (765) 747-7799

Commissioners:
 (765) 747-7730

County Clerk:
 Steven G. Craycraft
 (765) 747-7726

GIS:
 Kyle Johnson
 (765) 213-1269

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Highway/Engineering:
 Angie Moyer - Project Director/Administrator
 Duke Campbell - Highway Superintendent
 7700 East Jackson Street
 Muncie, IN 47302
 (765) 747-7818

Plan Commission:
 Marta Moody
 (765) 747-7740

Recorder:
 Jane Lasater
 (765) 747-7804

Surveyor:
 John Kelley
 (765) 747-7806

Treasurer:
 John Dorer
 (765) 747-7808

Assessment Year	2009	2008	2007	2006	2005
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
Land	\$5,000	\$5,000	\$5,000	\$5,000	\$2,500
Land Res	\$0	\$0	\$0	\$0	\$0
Land Non Res	\$5,000	\$5,000	\$0	\$0	\$0
Improvement	\$23,900	\$29,100	\$31,000	\$29,500	\$30,400
Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$23,900	\$29,100	\$0	\$0	\$0
Total	\$28,900	\$34,100	\$36,000	\$34,500	\$32,900
Total Res	\$0	\$0	\$0	\$5,000	\$0
Total Non Res	\$28,900	\$34,100	\$0	\$29,500	\$0

 Tax Bill Report 

[Click here to view the tax bill for this parcel.](#)

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Spring Tax Due Date: 6/21/2010 11:59:59 PM Fall Tax Due Date: 11/10/2010 11:59:59 PM

Parcel No.: 181110312013000003 Tax Unit: 003 MUNCIE Tax Year: "2009 Pay 2010"

Owner Name 1: COOPER CASSANDRA

Property Address: 206 NORTH

Mailing Address: 1215 N HOLLYWOOD WAY BURBANK California 91505-2224

Legal STR: 102010 Legal Section: Legal Block: 0

Legal Plat: Legal Sub: Legal Lot No.: 5

Legal Description: J/W ADD W21QTR FT OF6 E8 3 4FT OF5 Lot #

Inlot : 0, 0, 0, 0, 0, 0, 0, 0, 0, 0

Outlot : 0, 0 Acreage: 0 Transfer Date: 0000-00-00

Book: 0 Page: 0 State Usage Code: 0

----- Assessed Value -----

Land & Improvements: 28900

----- Exemptions -----

Homestead: 0 Over 65: 0 Mortgage: 0

Blind/Disability: 0 Rehabilitation: 0 Fertilizer: 0

Veteran: 0 Abatement: 0 Non-Profit: 0

--- Spring Tax Charge ---

--- Fall Tax Charge ---

1ST 1/2 Year Gross Tax: \$ 599.85

2ND 1/2 Year Gross Tax: \$ 599.85

1ST Homestead Credit: \$ 0.00

2ND Homestead Credit: \$ 0.00

1ST Replacement Credit: \$ 0.00

2ND Replacement Credit: \$ 0.00

Circuit Breaker Cap 1ST Installment: \$ 310.85

Circuit Breaker Cap 2ND Installment: \$ 310.85

1ST Net This Installment: \$ 289.00

2ND Net This Installment: \$ 289.00

--- Spring Tax & Assessments Due ---	--- Fall Tax & Assessments Due ---
Spring Taxes: \$ 289.00	Fall Taxes: \$ 289.00
Ditches: \$ 0.00	Ditches: \$ 0.00
Storm Water: \$ 11.40	Storm Water: \$ 0.00
Delinquent's: \$ 12,059.77 (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ 289.00
Spring Amount Due: \$ 12,360.17	

[Back](#)

210 E. North Street

Listed as ca. 1900 in the National Register nomination and in the county records, this home appears to have been Italianate in style when built, so may be older than records indicate.. It has suffered loss of integrity through the alteration of the porch, division into two units and other modifications. In the mid-1980's, the house was deemed contributing to the Gilbert District in the NRHP nomination. It was not identified in the *Interim Report*. Its condition has deteriorated in the intervening years.

The property has an assessed value of \$30,600, is \$11,419 tax delinquent but is not scheduled for the October 28, 2010 tax sale by the Delaware County Commissioners, although it has appeared in the two previous tax sales.

Vacant for many years and poorly maintained before that, this home would likely require new plumbing, electrical, and mechanical systems and extensive other work. At just under 2000 square feet, a rehabilitation would cost toward the high end of the estimated range of \$58,680 to \$117,360, which is double to nearly quadruple the assessed value.

2010 Proposed Historic District Demolitions
APPENDIX C: Goldsmith Gilbert Historic District

City of Muncie, Indiana
210 E. North Street



Photo 1: Context of house in neighborhood



Photo 2: Front (South) Façade



Photo 3: South & West Elevations



Photo 4: South & East Elevations



Photo 5: Rear (North) Elevation



Photo 6: North & West Elevation



Photo 7: Detail of damage



Photo 8: Detail of damage to foundation



Photo 9: Living space



Photo 10: Living space

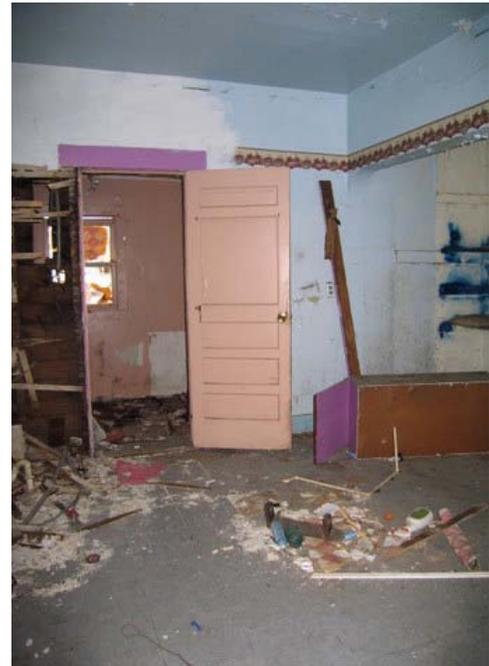


Photo 11: Living space



Summary

Parcel ID 1110312014000
Alternate ID 18-11-10-312-014.000-003
Property Address 210&212 E NORTH ST
 MUNCIE, IN 47305
Brief Tax Description JW ADD E 41 QTR FT & 5' ALLEY ADJ 0.0000Acres STR: 102010 IN: 6 OUT:
 (Note: Not to be used on legal documents)
Class 530: 3 Family Dwell - Platted Lot



Owner
 JONES CHARLES
 500 W MEMORAIL DR
 MUNCIE, IN 47302



County: Delaware
Township: CENTER TOWNSHIP
State District: 003 MUNCIE
Local District: 003
School Corp: MUNCIE COMMUNITY
Neighborhood: 131560-003 T. KIRBY'S 80-80 120 DC



Topography: Flat
Public Utilities: Electricity , Gas , Sewer , Water
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 0



Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		46	125	46x125	\$80	\$82	\$3,772	0	\$7,600



Description	Single-Family	Floor	Constr	Base	Finish
Story Height	2	1	Wood Frame	1204	1204
Finished Area	1954	2	Wood Frame	750	750
# Fireplaces	0	B		1204	0
Heat Type	Central Warm Air	Exterior Feature		Area	
Air Cond	0	Porch, Open Frame		174	
Accommodations	Bedrooms: 3 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 9				
Full Baths	3	#	TF		
Half Baths	0	3	9		
Kitchen Sinks	2	0	0		
Water Heaters	2	2	2		
Add Fixtures	2	2	2		



Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family	100	D	1900	1900	VP	1.01	1954	0.85	1.179



Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	JONES CHARLES			\$0.00



Sale Date	Sale Price	Parcel Count	Valid
5/7/2008	\$0	1	N
1/18/2005	\$5,000	1	N



Assessment Year	2009	2008	2007	2006	2005



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Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
Land	\$7,700	\$7,700	\$7,700	\$7,700	\$3,800
Land Res	\$0	\$0	\$0	\$0	\$0
Land Non Res	\$7,700	\$7,700	\$0	\$0	\$0
Improvement	\$22,900	\$27,900	\$29,700	\$28,300	\$29,100
Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$22,900	\$27,900	\$0	\$0	\$0
Total	\$30,600	\$35,600	\$37,400	\$36,000	\$32,900
Total Res	\$0	\$0	\$0	\$7,700	\$0
Total Non Res	\$30,600	\$35,600	\$0	\$28,300	\$0

 Tax Bill Report

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Spring Tax Due Date: 6/21/2010 11:59:59 PM Fall Tax Due Date: 11/10/2010 11:59:59 PM

Parcel No.: 181110312014000003 Tax Unit: 003 MUNCIE Tax Year: "2009 Pay 2010"

Owner Name 1: JONES CHARLES

Property Address: 210 NORTH

Mailing Address: 2300 SOUTH MULBERRY STREET MUNCIE Indiana 47302

Legal STR: 102010 Legal Section: Legal Block: 0

Legal Plat: Legal Sub: Legal Lot No.: 6

Legal Description: JW ADD E 41 QTR FT & 5' ALLEY ADJ Lot #

Inlot : 0, 0, 0, 0, 0, 0, 0, 0, 0, 0

Outlot : 0, 0 Acreage: 0 Transfer Date: 0000-00-00

Book: 0 Page: 0 State Usage Code: 0

----- Assessed Value -----

Land & Improvements: 30600

----- Exemptions -----

Homestead: 0 Over 65: 0 Mortgage: 0

Blind/Disability: 0 Rehabilitation: 0 Fertilizer: 0

Veteran: 0 Abatement: 0 Non-Profit: 0

--- Spring Tax Charge ---

--- Fall Tax Charge ---

1ST 1/2 Year Gross Tax: \$ 635.14

2ND 1/2 Year Gross Tax: \$ 635.14

1ST Homestead Credit: \$ 0.00

2ND Homestead Credit: \$ 0.00

1ST Replacement Credit: \$ 0.00

2ND Replacement Credit: \$ 0.00

Circuit Breaker Cap 1ST Installment: \$ 329.14

Circuit Breaker Cap 2ND Installment: \$ 329.14

1ST Net This Installment: \$ 306.00

2ND Net This Installment: \$ 306.00

--- Spring Tax & Assessments Due ---	--- Fall Tax & Assessments Due ---
Spring Taxes: \$ 306.00	Fall Taxes: \$ 306.00
Ditches: \$ 0.00	Ditches: \$ 0.00
Storm Water: \$ 11.40	Storm Water: \$ 0.00
Delinquent's: \$ 11,418.89 (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ 306.00
Spring Amount Due: \$ 11,736.29	

[Back](#)

303 E. North Street

Listed as ca. 1880 in the National Register nomination and 1885 in the county records, this Carpenter-Builder home has suffered loss of integrity through the application of substitute siding, division into two units and other modifications. In the 1980's, the house was deemed contributing to the Gilbert District in the NRHP nomination (listed as 305 E. North St.). It was not identified in the *Interim Report*. Its status has deteriorated in the intervening years.

The property has an assessed value of \$25,800, is \$11,319 tax delinquent and is scheduled for the October 28, 2010 tax sale by the Delaware County Commissioners. It has appeared in the two previous tax sales as well.

Vacant for many years and poorly maintained before that, this home would likely require new plumbing, electrical, and mechanical systems and extensive other work. A large hole in the rear portion of the roof and broken windows have caused significant water and structural damage. A rear second-story porch and exterior stair have collapsed. At 1927 square feet, a rehabilitation would cost toward the high end of the estimated range of \$57,810 to \$115,620, which is more than double to quadruple the assessed value.



Photo 1: Front (North) Façade



Photo 2: Rear (South)



Photo 3: South & West Elevations



Photo 4: Exterior Detail



Photo 5: Collapsed Exterior Stairway

2010 Proposed Historic District Demolitions
APPENDIX C: Goldsmith Gilbert Historic District

City of Muncie, Indiana
303 E. North St.



Photo 6: Proximity to neighboring house



Photo 7: InteriorDetail



Photo 8: Interior Detail



Photo 9: Living Space



Photo 10: SW Bedroom



Photo 11: Stairway Detail



Photo 12: Stairway

2010 Proposed Historic District Demolitions
APPENDIX C: Goldsmith Gilbert Historic District

City of Muncie, Indiana
303 E. North St.



Photo 13: Living Space



Photo 14: Living Space



Photo 15: Living Space



Photo 16: Living Space



Photo 17: Detail



Photo 18: NW Bedroom



Photo 19: Kitchen



Photo 20: Living Space



Photo 21: Bedroom

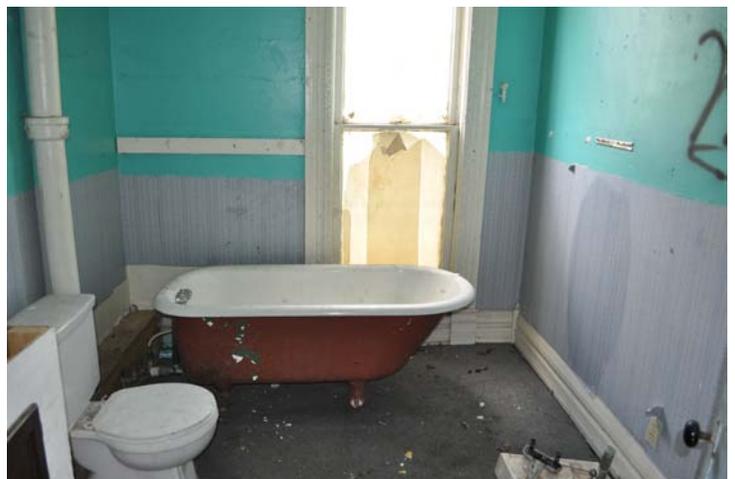


Photo 22: Bathroom

Summary

Parcel ID 1110353002000
Alternate ID 18-11-10-353-002.000-003
Property Address 303 E NORTH ST
 MUNCIE, IN 47305
Brief Tax Description GIL ADD EHAlF 0.0000Acres STR: 102010 IN: 4 OUT:
 (Note: Not to be used on legal documents)
Class 520: 2 Family Dwell - Platted Lot

Owner

TRUITT ENTERPRISES LLC
 20 E TIMONIUM RD STE 106
 TIMONIUM, MD 21093

Taxing District

County: Delaware
Township: CENTER TOWNSHIP
State District: 003 MUNCIE
Local District: 003
School Corp: MUNCIE COMMUNITY
Neighborhood: 131560-003 T. KIRBY'S 80-80 120 DC

Site Description

Topography: Flat
Public Utilities: Electricity , Gas , Sewer , Water
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 0

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		31	125	31x125	\$80	\$82	\$2,542	0	\$5,120

Residential Dwellings

Description	Duplex	Floor	Constr	Base	Finish
Story Height	2	1	Wood Frame	1086	1086
Finished Area	1927	2	Wood Frame	841	841
# Fireplaces	0	B		542	0
Heat Type	Central Warm Air	C		479	0
Air Cond	0	Exterior Feature		Area	
Accommodations	Bedrooms: 4 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 8	Porch, Open Frame		65	
		Porch, Open Frame		60	
		Stoop, Masonry		36	
	# TF				
Full Baths	2 6				
Half Baths	0 0				
Kitchen Sinks	2 2				
Water Heaters	2 2				
Add Fixtures	0 0				

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mkrt Factor
Duplex	100	D	1885	1885	F	1.01	1927	0.85	1.179

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	TRUITT ENTERPRISES LLC			\$0.00

Sales Disclosures

Sale Date	Sale Price	Parcel Count	Valid
8/9/2006	\$2,099	1	N

Valuation

Assessment Year	2009	2008	2007	2006	2005
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS

Info



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Treasurer:
 John Dorer
 (765) 747-7808

Land	\$5,000	\$5,000	\$5,000	\$5,000	\$2,500
Land Res	\$0	\$0	\$0	\$0	\$0
Land Non Res	\$5,000	\$5,000	\$0	\$0	\$0
Improvement	\$20,800	\$25,400	\$27,000	\$25,700	\$26,500
Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$20,800	\$25,400	\$0	\$0	\$0
Total	\$25,800	\$30,400	\$32,000	\$30,700	\$29,000
Total Res	\$0	\$0	\$0	\$5,000	\$0
Total Non Res	\$25,800	\$30,400	\$0	\$25,700	\$0

 Tax Bill Report

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Delaware County Real Estate Tax Inquiry for Year of "2009 Pay 2010".

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Spring Tax Due Date: 6/21/2010 11:59:59 PM Fall Tax Due Date: 11/10/2010 11:59:59 PM

Parcel No.: 181110353002000003 Tax Unit: 003 MUNCIE Tax Year: "2009 Pay 2010"

Owner Name 1: TRUITT ENTERPRISES LLC

Property Address: 303 NORTH

Mailing Address: 20 E TIMONIUM RD STE 106 TIMONIUM Maryland 21093-3

Legal STR: 102010 Legal Section: Legal Block: 0

Legal Plat: Legal Sub: Legal Lot No.: 4

Legal Description: GIL ADD EHALF Lot # 4

Inlot : 0, 0, 0, 0, 0, 0, 0, 0, 0, 0

Outlot : 0, 0 Acreage: 0 Transfer Date: 0000-00-00

Book: 0 Page: 0 State Usage Code: 0

----- Assessed Value -----

Land & Improvements: 25800

----- Exemptions -----

Homestead: 0 Over 65: 0 Mortgage: 0

Blind/Disability: 0 Rehabilitation: 0 Fertilizer: 0

Veteran: 0 Abatement: 0 Non-Profit: 0

--- Spring Tax Charge ---

--- Fall Tax Charge ---

1ST 1/2 Year Gross Tax: \$ 535.50

2ND 1/2 Year Gross Tax: \$ 535.50

1ST Homestead Credit: \$ 0.00

2ND Homestead Credit: \$ 0.00

1ST Replacement Credit: \$ 0.00

2ND Replacement Credit: \$ 0.00

Circuit Breaker Cap 1ST Installment: \$ 277.50

Circuit Breaker Cap 2ND Installment: \$ 277.50

1ST Net This Installment: \$ 258.00

2ND Net This Installment: \$ 258.00

--- Spring Tax & Assessments Due ---	--- Fall Tax & Assessments Due ---
Spring Taxes: \$ 258.00	Fall Taxes: \$ 258.00
Ditches: \$ 0.00	Ditches: \$ 0.00
Storm Water: \$ 11.40	Storm Water: \$ 0.00
Delinquent's: \$ 11,318.66 (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ 258.00
Spring Amount Due: \$ 11,588.06	

[Back](#)

306 E. Gilbert Street

Listed as ca. 1890 in the National Register nomination and 1900 in the county records, this home was built as a duplex. It has suffered loss of integrity through the application of substitute siding, division into 3 or 4 units, alteration of porches and other modifications. The central front door is likely an addition to provide access to stairs leading to the upstairs units. In the 1980's, the house was deemed contributing to the Gilbert District in the NRHP nomination. It was not identified in the *Interim Report*. Its status has deteriorated in the intervening years.

The property has an assessed value of \$63,500, is \$26,145 tax delinquent and is scheduled for the October 28, 2010 tax sale by the Delaware County Commissioners. It has appeared in the two previous tax sales as well.

Vacant for many years and poorly maintained before that, this home would likely require new plumbing, electrical, and mechanical systems and extensive other work. Leaking roofs in the rear portion and in the front of the building have caused significant water and structural damage at all floor levels. A fire has caused damage in the east second-story unit. At 3164 square feet, a rehabilitation would cost toward the high end of the estimated range of \$94,920 to \$189,840, which is 1 ½ to 3 times the assessed value.



Photo 1: Front (South) Façade



Photo 2: Rear (North) Elevation



Photo 3: Exterior Detail

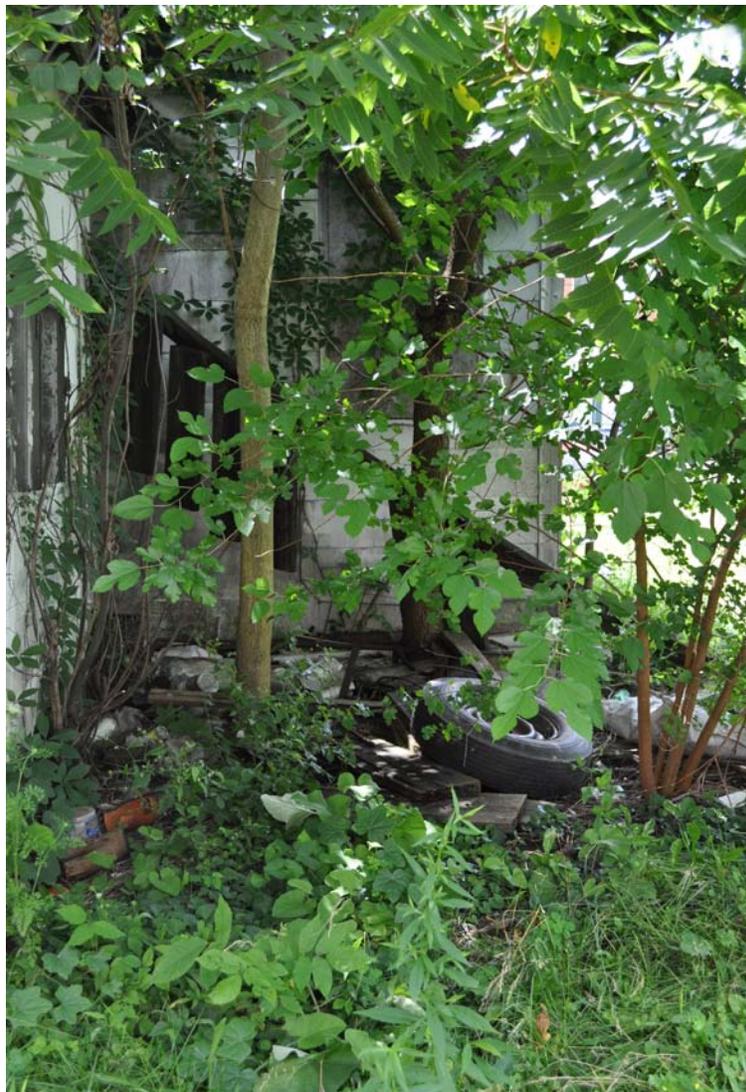


Photo 4: Overgrown shrubbery and debris in yard

2010 Proposed Historic District Demolitions
APPENDIX C: Goldsmith Gilbert Historic District

City of Muncie, Indiana
306 E. Gilbert St.



Photo 5: Kitchen



Photo 6: Hallway



Photo 7: Damage to ceiling and walls

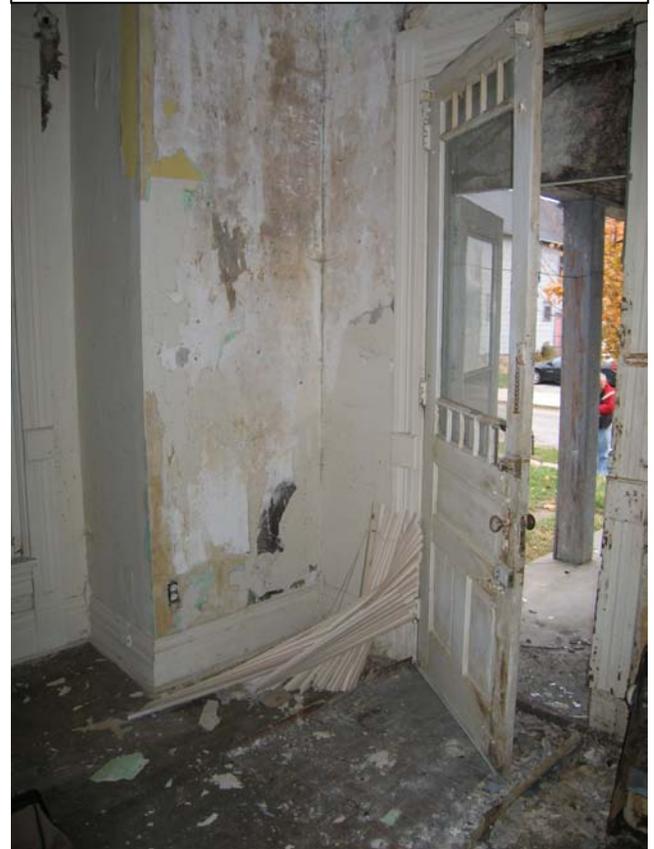


Photo 8: East front entrance



Photo 9: Wood floor



Photo 10: Exposed lath



Photo 11: Plaster walls



Photo 12: Water damage



Photo 13: Ceiling



Summary

Parcel ID 1110353011000
Alternate ID 18-11-10-353-011.000-003
Property Address 306 E GILBERT ST
 , IN 0
Brief Tax Description GIL ADD W HLF OF 6 EX W 40.75FTOF5 0.0000Acres STR: 102010 IN: 5-6 OUT:
 (Note: Not to be used on legal documents)
Class 530: 3 Family Dwell - Platted Lot

Owner

LACONI LANCE L
 3815 RIVER CROSSING PKWY
 INDIANAPOLIS, IN 46240

Taxing District

County: Delaware
Township: CENTER TOWNSHIP
State District: 003 MUNCIE
Local District: 003
School Corp: MUNCIE COMMUNITY
Neighborhood: 131560-003 T. KIRBY'S 80-80 120 DC

Site Description

Topography: Flat
Public Utilities: Electricity , Gas , Sewer , Water
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 0

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		53	125	53x125	\$80	\$82	\$4,346	-10	\$7,880

Residential Dwellings

Description	Triplex	Floor	Constr	Base	Finish
Story Height	2	1	Wood Frame	1666	1666
Finished Area	3164	2	Wood Frame	1498	1498
# Fireplaces	0	B		827	0
Heat Type	Central Warm Air	C		839	0
Air Cond	0				
Accommodations	Bedrooms: 5 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 11	Exterior Feature		Area	
		Porch, Open Frame		60	
		Porch, Open Frame		60	
Full Baths	3	#	TF		
Half Baths	0	3	9		
Kitchen Sinks	2	0	0		
Water Heaters	2	2	2		
Add Fixtures	2	2	2		

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Triplex	100	C	1900	1900	VP	1.01	3164	0.85	1.179
Utility Shed	100	D	1900	1900	A	1.01	48	0.85	1

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	LACONI LANCE L			\$0.00

Sales Disclosures

Sale Date	Sale Price	Parcel Count	Valid
9/18/2001	\$0	1	N
4/16/2001	\$0	4	N
2/4/2000	\$0	1	N
12/8/1999	\$462	1	N
9/22/1999	\$0	1	N



Delaware County, IN
 100 W. Main
 Muncie, IN 47305
www.co.delaware.in.us

Assessor:
 James Carmichael
 (765) 747-7710

Auditor:
 Judith Rust
 (765) 747-7717

Bldg/Zoning Commissioners:
 (765) 747-7799

Commissioners:
 (765) 747-7730

County Clerk:
 Steven G. Craycraft
 (765) 747-7726

GIS:
 Kyle Johnson
 (765) 213-1269

Health Dept:
 Robert Jones
 (765) 747-7721

Highway/Engineering:
 Angie Moyer - Project Director/Administrator
 Duke Campbell - Highway Superintendent
 7700 East Jackson Street
 Muncie, IN 47302
 (765) 747-7818

Plan Commission:
 Marta Moody
 (765) 747-7740

Recorder:
 Jane Lasater
 (765) 747-7804

Surveyor:
 John Kelley
 (765) 747-7806

Treasurer:
 John Dorer
 (765) 747-7808

12/2/1997 \$0 1 N

Valuation

Assessment Year	2009	2008	2007	2006	2005
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
Land	\$7,900	\$7,900	\$7,900	\$7,900	\$3,900
Land Res	\$0	\$0	\$0	\$0	\$0
Land Non Res	\$7,900	\$7,900	\$0	\$0	\$0
Improvement	\$55,600	\$67,900	\$72,200	\$68,800	\$70,800
Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$55,600	\$67,900	\$0	\$0	\$0
Total	\$63,500	\$75,800	\$80,100	\$76,700	\$74,700
Total Res	\$0	\$0	\$0	\$7,900	\$0
Total Non Res	\$63,500	\$75,800	\$0	\$68,800	\$0

Tax Bill Report

[Click here to view the tax bill for this parcel.](#)

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Spring Tax Due Date: 6/21/2010 11:59:59 PM Fall Tax Due Date: 11/10/2010 11:59:59 PM

Parcel No.: 181110353011000003 Tax Unit: 003 MUNCIE Tax Year: "2009 Pay 2010"

Owner Name 1: LACONI LANCE L

Property Address: 306 GILBERT

Mailing Address: 3815 RIVER CROSSING PKWY STE 280 INDIANAPOLIS Indi

Legal STR: 102010 Legal Section: Legal Block: 0

Legal Plat: Legal Sub: Legal Lot No.: 5

Legal Description: GIL ADD W HLF OF 6 EX W 40.75FTOF5 Block

Inlot : 0, 0, 0, 0, 0, 0, 0, 0, 0, 0

Outlot : 0, 0 Acreage: 0 Transfer Date: 0000-00-00

Book: 0 Page: 0 State Usage Code: 0

----- Assessed Value -----

Land & Improvements: 63500

----- Exemptions -----

Homestead: 0 Over 65: 0 Mortgage: 0

Blind/Disability: 0 Rehabilitation: 0 Fertilizer: 0

Veteran: 0 Abatement: 0 Non-Profit: 0

--- Spring Tax Charge ---

--- Fall Tax Charge ----

1ST 1/2 Year Gross Tax: \$ 1,318.00

2ND 1/2 Year Gross Tax: \$ 1,318.00

1ST Homestead Credit: \$ 0.00

2ND Homestead Credit: \$ 0.00

1ST Replacement Credit: \$ 0.00

2ND Replacement Credit: \$ 0.00

Circuit Breaker Cap 1ST Installment: \$ 683.00

Circuit Breaker Cap 2ND Installment: \$ 683.00

1ST Net This Installment: \$ 635.00

2ND Net This Installment: \$ 635.00

--- Spring Tax & Assessments Due ---	--- Fall Tax & Assessments Due ---
Spring Taxes: \$ 635.00	Fall Taxes: \$ 635.00
Ditches: \$ 0.00	Ditches: \$ 0.00
Storm Water: \$ 11.40	Storm Water: \$ 0.00
Delinquent's: \$ 26,145.43 (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ 635.00
Spring Amount Due: \$ 26,791.83	

[Back](#)

322 E. Washington Street

Listed as constructed in 1888 in the National Register District nomination, ca.1900 in the *Interim Report*, and 1890 in the county records, the J. C. Johnson house is variously described as Free Classic or as Queen Anne with elements of the Richardsonian Romanesque styles. It has suffered few losses of integrity. The house was deemed contributing to the Gilbert District in the NRHP nomination and listed as outstanding in the *Interim Report*. It was individually listed on the National Register of Historic Places on July 15, 1982. The individual nomination to the NRHP lists the construction date as 1887.

For the past two decades or more, the house has been used as the Our Daily Bread restaurant and catering service on the first floor and residence for the owner on the upper floors. On the morning of August 3, 1997, the J. C. Johnson house caught fire. The fire began on the second floor in the northwest corner of the house and quickly spread to the third floor and roof area. The Muncie Fire Department spent over three hours extinguishing the fire.

In the days after the fire, there was some confusion regarding ownership of the house, but it was ultimately determined that it belonged to an investor from South Bend, Indiana, and being sold on contract to a Muncie family. The owner indicated that he had reduced the insurance coverage on the property to the outstanding balance of the mortgage, although some have doubts about the veracity of that statement. The family that was buying on contract lost all of their belongings and their investment in the home.

The South Bend owner undertook an overly aggressive approach to removing fire-damaged elements, stripping everything but the chimneys down to the third floor level. He then applied a temporary plastic sheet covering that was only partially successful in excluding the elements from the building.

With assurances from the owner that he intended to restore/rebuild the house, the city's historic preservation officer attempted to work with the owner to encourage rehabilitation, or at the least, a better system to shed rain and snow. He asked the city's Building Commissioner to hold off on condemning the home. Despite many promises, no other work occurred. After a winter exposed to the elements, the owner then allowed the people to remove fireplace mantels, stained-glass windows, and other architectural salvage from the building. Other features such as coffered ceilings were water-soaked the day of the fire and remained wet for months.

After spending the winter with minimal roofing, in the spring of 2008 the preservation officer reversed tactics, encouraging the building commissioner to declare the building unsafe, which he did on April 15, 2008. The owner was sent a letter on May 2, 2008, ordering him to appear at an Unsafe Building Hearing on May 20.

Before the hearing date, on May 9, 2008, the owner transferred ownership to the next-door neighbor, who is the present owner. He owns and resides at the Abbott Johnson House (brother of J. C.) at 328 E. Washington Street. It was his hope to restore the J. C. Johnson house, but he was working with limited financial resources. The preservation officer commissioned a feasibility study, with an Indiana

2010 Proposed Historic District Demolitions

APPENDIX C: Goldsmith Gilbert Historic District

City of Muncie, Indiana

322 E. Washington Street

Preservation Grants Fund (IPGF) grant from Historic Landmarks Foundation of Indiana, in hope that it would inform and guide this new owner toward a positive outcome.

The feasibility study was difficult as the owner expressed no real plan for use of the building. Code requirements and ultimate costs would vary depending on whether the building would be returned to single-family use, multi family residence, or some commercial re-use. Potential funding sources could also vary, depending on use and whether the use was for-profit or non-profit. The study nonetheless proposed that putting a real roof on the building and stabilization would cost approximately \$28,000. It further speculated that rehabilitation would run about \$507,000 for residential use and perhaps \$660,000 for commercial use.

Over the succeeding year and a half, the property was scheduled for a dozen hearings of the Unsafe Building Hearing Authority. Encourage by the Historic Preservation Officer, the UBHA converted the demolition order to a rehabilitation order. The owner was repeatedly admonished to provide a schedule and budget for the rehab. While he did submit documents, they dealt predominantly with the landscape and planning activities but gave no clear schedule for the actual rehab of the building. The owner testified that he had put another type of rubber membrane on the exposed third floor as roofing, had removed debris and plaster, and had begun re-wiring. He obtained no building permits for any of the work. At some hearings, he indicated that he was seeking someone to buy the building.

After many months of seeing no progress on the home nor even a credible plan for rehab, the UBHA imposed a \$2500 civil penalty in September 2009, a year and five months after the present owner acquired the building and more than two years after the fire. The authority believed that the owner was sincere in his desire to save the building, and was far more patient than with most other cases. After further delays and lack of progress, the owner failed to appear at a hearing in February, 2010. A second civil penalty was imposed and no further hearings were scheduled.

Assessed in the mid \$250,000 range prior to the fire, the property now has an assessed value of \$136,200, is \$16,971 tax delinquent and is scheduled for the October 28, 2010 tax sale by the Delaware County Commissioners. It has not appeared in previous tax sales.

At 5801 square feet, rehabilitation and reconstruction of this home would likely exceed the high end of the estimated range of \$174,030 to \$348,060, and indeed the feasibility study indicates that it would exceed half a million dollars. So much of the important original fabric has been destroyed or removed that the house will never be what it was before the fire, and still the cost of rehab would likely be double the post-rehab value or more.

2010 Proposed Historic District Demolitions

City of Muncie, Indiana



Photo 1: Front (South) Facade



Photo 2: West Facade



Photo 3: East and North Sides



Photo 4: Rear (North) Facade



Photo 5: Southeast corner



Photo 6: Lost brick on West

2010 Proposed Historic District Demolitions
APPENDIX C: Goldsmith Gilbert Historic District

City of Muncie, Indiana
322 E. Washington St.



Photo 7: Stripped ceiling



Photo 8: Plaster removed from ceiling and walls

The previous photos are current. The following photos are from the fire, August 3, 2007



2010 Proposed Historic District Demolitions
APPENDIX C: Goldsmith Gilbert Historic District

City of Muncie, Indiana
322 E. Washington St.



2010 Proposed Historic District Demolitions
APPENDIX C: Goldsmith Gilbert Historic District

City of Muncie, Indiana
322 E. Washington St.

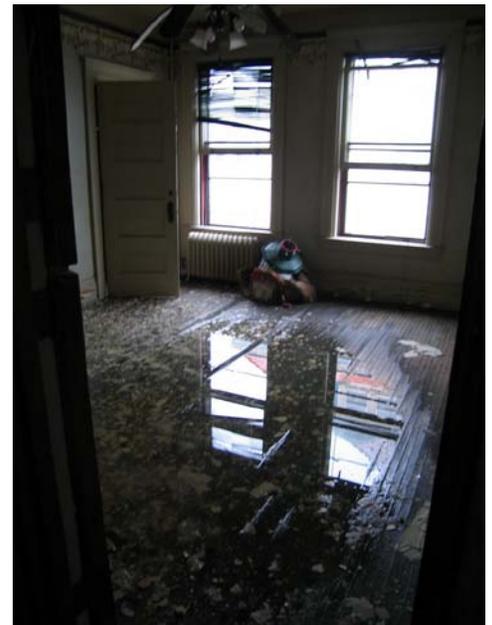


The photo to the right and photos below are from August 11, 2007



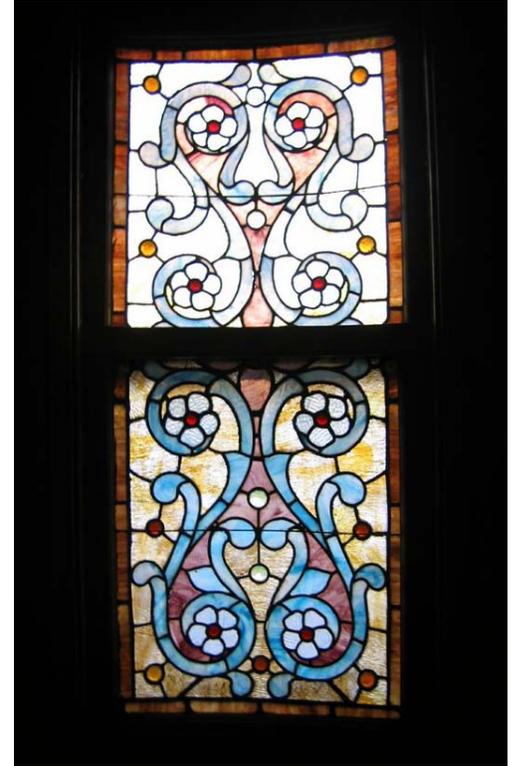
2010 Proposed Historic District Demolitions
APPENDIX C: Goldsmith Gilbert Historic District

City of Muncie, Indiana
322 E. Washington St.



2010 Proposed Historic District Demolitions
APPENDIX C: Goldsmith Gilbert Historic District

City of Muncie, Indiana
322 E. Washington St.



Mantels, stained glass, and other architectural features have since been removed from home.



3/2/1999 \$0 1 N

Valuation

Assessment Year	2009	2008	2007	2006	2005
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
Land	\$10,300	\$10,300	\$10,300	\$10,300	\$5,100
Land Res	\$0	\$0	\$0	\$10,300	\$0
Land Non Res	\$10,300	\$10,300	\$0	\$0	\$0
Improvement	\$125,900	\$153,500	\$163,300	\$185,200	\$190,700
Imp Res	\$0	\$0	\$0	\$185,200	\$0
Imp Non Res	\$125,900	\$153,500	\$0	\$0	\$0
Total	\$136,200	\$163,800	\$173,600	\$195,500	\$195,800
Total Res	\$0	\$0	\$0	\$10,300	\$0
Total Non Res	\$136,200	\$163,800	\$0	\$185,200	\$0

Tax Bill Report

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Spring Tax Due Date: 6/21/2010 11:59:59 PM Fall Tax Due Date: 11/10/2010 11:59:59 PM

Parcel No.: 181110357014000003 Tax Unit: 003 MUNCIE Tax Year: "2009 Pay 2010"

Owner Name 1: GAYDA NORM S

Property Address: 322 WASHINGTON

Mailing Address: 328 E WASHINGTON ST MUNCIE Indiana 47305-1845

Legal STR: 102010 Legal Section: Legal Block: 0

Legal Plat: Legal Sub: Legal Lot No.: 8

Legal Description: GIL ADD Block # 3 Lot # 8

Inlot : 0, 0, 0, 0, 0, 0, 0, 0, 0, 0

Outlot : 0, 0 Acreage: 0 Transfer Date: 0000-00-00

Book: 0 Page: 0 State Usage Code: 0

----- Assessed Value -----

Land & Improvements: 136200

----- Exemptions -----

Homestead: 0 Over 65: 0 Mortgage: 0

Blind/Disability: 0 Rehabilitation: 0 Fertilizer: 0

Veteran: 0 Abatement: 0 Non-Profit: 0

--- Spring Tax Charge ---

--- Fall Tax Charge ---

1ST 1/2 Year Gross Tax: \$ 2,826.96

2ND 1/2 Year Gross Tax: \$ 2,826.96

1ST Homestead Credit: \$ 0.00

2ND Homestead Credit: \$ 0.00

1ST Replacement Credit: \$ 0.00

2ND Replacement Credit: \$ 0.00

Circuit Breaker Cap 1ST Installment: \$ 1,464.96

Circuit Breaker Cap 2ND Installment: \$ 1,464.96

1ST Net This Installment: \$ 1,362.00

2ND Net This Installment: \$ 1,362.00

--- Spring Tax & Assessments Due ---	--- Fall Tax & Assessments Due ---
Spring Taxes: \$ 1,362.00	Fall Taxes: \$ 1,362.00
Ditches: \$ 0.00	Ditches: \$ 0.00
Storm Water: \$ 11.40	Storm Water: \$ 0.00
Delinquent's: \$ 16,971.24 (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ 1,362.00
Spring Amount Due: \$ 18,344.64	

[Back](#)

415 N. Madison Street

This former gasoline service station is listed as built in 1955 in the county records and no date was listed in the National Register nomination for the Gilbert District. It was deemed non-contributing to the Gilbert District in the NRHP nomination, perhaps because it was not yet 50 years old at the time of the nomination. It was not identified in the *Interim Report* and lacks significance for NRHP eligibility.

The property has an assessed value of \$50,400, is \$13,872 tax delinquent and is scheduled for the October 28, 2010 tax sale by the Delaware County Commissioners. It has not appeared in previous tax sales.

Vacant for many years and poorly maintained before that, this building would likely require new plumbing, electrical, and mechanical systems and the entire roof structure is severely rusted. At only 1350 square feet and as a commercial structure, a rehabilitation would probably have higher per-square-foot costs and would exceed the \$81,000 at the high end of the estimated range. Environmental concerns over the previous use and the possibility of leaking underground tanks would inhibit the potential for redevelopment and could escalate cost even further.

2010 Proposed Historic District Demolitions
APPENDIX C: Goldsmith Gilbert Historic District

City of Muncie, Indiana
415 N. Madison St.



Photo 1: Front (East) Façade



Photo 2: North Elevation



Photo 3: South Elevation



Photo 4: North & East Elevation



Photo 5: Vandalism



Photo 6: Detail



Photo 7: Detail



Photo 8: Overgrown shrubbery



Photo 9: Rear (West) Side



Photo 10: Parking lot



Photo 11: Parking lot



Photo 12: Interior Detail



Photo 13: Interior Detail



Photo 14: Interior Detail



Photo 15: Interior Detail - Floor

2010 Proposed Historic District Demolitions
APPENDIX C: Goldsmith Gilbert Historic District

City of Muncie, Indiana
415 N. Madison St.



Photo 16: Interior Detail - Ceiling



Photo 17: Interior Detail



Photo 18: Interior Detail



Photo 19: Interior Detail

Summary

Parcel ID 1110314018000
Alternate ID 18-11-10-314-018.000-003
Property Address 415 N MADISON ST
 MUNCIE, IN 47305
Brief Tax Description WYSOR 1ST ADD EXC NE COR 0.0000Acres STR: 102010 IN: 1 OUT:
 (Note: Not to be used on legal documents)
Class 454: Auto Sales & Service

Owner

KING NEAL
 3504 N RESERVE ST
 MUNCIE, IN 47303

Taxing District

County: Delaware
Township: CENTER TOWNSHIP
State District: 003 MUNCIE
Local District: 003
School Corp: MUNCIE COMMUNITY
Neighborhood: 913019-003 CENTER COMMERCIAL/INDUSTRIAL P/.60-5.00

Site Description

Topography: Flat
Public Utilities: Electricity , Gas , Sewer , Water
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 0

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
11		0	0	7740	\$3	\$3	\$23,220	0	\$26,490

Commercial Buildings

Description	C/I Building	Use Area	1,350
		Not in Use	0
		Use	Utility / Storage
		Floor	1
Wall Type	SB	B	1
Heating			2
A/C			
Sprinkler			
Plumbing RES/CI	#	TF	# TF
Total	0	0	1 1

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Paving	100	C	1955	1955	P	1.01	5350	1	1.006
C/I Building	100	C-1	1955	1955	P	1.01	1350	1	1.006

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
10/16/2009	KING NEAL	88988	2009R/21366	\$1.00
3/1/2009	HICKS ARTHUR			\$0.00

Sales Disclosures

Sale Date	Sale Price	Parcel Count	Valid
1/5/2010	\$0	1	N
10/16/2009	\$1	1	N
3/11/2009	\$25,000	1	N

Valuation

Assessment Year	2009	2008	2007	2006	2005
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
Land	\$26,500	\$25,300	\$24,700	\$26,900	\$23,200
Land Res	\$0	\$0	\$0	\$0	\$0



Delaware County, IN
 100 W. Main
 Muncie, IN 47305
www.co.delaware.in.us

Assessor:
 James Carmichael
 (765) 747-7710

Auditor:
 Judith Rust
 (765) 747-7717

Bldg/Zoning Commissioners:
 (765) 747-7799

Commissioners:
 (765) 747-7730

County Clerk:
 Steven G. Craycraft
 (765) 747-7726

GIS:
 Kyle Johnson
 (765) 213-1269

Health Dept:
 Robert Jones
 (765) 747-7721

Highway/Engineering:
 Angie Moyer - Project Director/Administrator
 Duke Campbell - Highway Superintendent
 7700 East Jackson Street
 Muncie, IN 47302
 (765) 747-7818

Plan Commission:
 Marta Moody
 (765) 747-7740

Recorder:
 Jane Lasater
 (765) 747-7804

Surveyor:
 John Kelley
 (765) 747-7806

Treasurer:
 John Dorer
 (765) 747-7808

Land Non Res	\$0	\$0	\$0	\$0	\$0
Improvement	\$23,900	\$26,900	\$25,600	\$24,300	\$18,000
Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$0	\$0	\$0	\$0	\$0
Total	\$50,400	\$52,200	\$50,300	\$51,200	\$41,200
Total Res	\$0	\$0	\$0	\$26,900	\$0
Total Non Res	\$0	\$0	\$0	\$24,300	\$0

 Tax Bill Report

[Click here to view the tax bill for this parcel.](#)

No data available for the following modules: Residential Dwellings. [Click here for help.](#)

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*Note: The GIS parcel layer is still under development, errors and omissions do occur, please refer to official plats and surveys for individual parcel dimensions and locations.

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Delaware County Tax Information Online

Search another account. Print Tax Inquiry.

Delaware County Real Estate Tax Inquiry for Year of "2009 Pay 2010".

-- Not for Official Use! --

Spring Tax Due Date: 6/21/2010 11:59:59 PM Fall Tax Due Date: 11/10/2010 11:59:59 PM

Parcel No.: 181110314018000003 Tax Unit: 003 MUNCIE Tax Year: "2009 Pay 2010"

Owner Name 1: KING NEAL

Property Address: 415 MADISON

Mailing Address: 3504 NORTH RESERVE STREET MUNCIE Indiana 47304

Legal STR: 102010 Legal Section: Legal Block: 0

Legal Plat: Legal Sub: Legal Lot No.: 1

Legal Description: WYSOR 1ST ADD EXC NE COR Lot # 1

Inlot : 0, 0, 0, 0, 0, 0, 0, 0, 0, 0

Outlot : 0, 0 Acreage: 0 Transfer Date: 0000-00-00

Book: 0 Page: 0 State Usage Code: 0

----- Assessed Value -----

Land & Improvements: 50400

----- Exemptions -----

Homestead: 0 Over 65: 0 Mortgage: 0

Blind/Disability: 0 Rehabilitation: 0 Fertilizer: 0

Veteran: 0 Abatement: 0 Non-Profit: 0

--- Spring Tax Charge ---

--- Fall Tax Charge ---

1ST 1/2 Year Gross Tax: \$ 1,046.10

2ND 1/2 Year Gross Tax: \$ 1,046.10

1ST Homestead Credit: \$ 0.00

2ND Homestead Credit: \$ 0.00

1ST Replacement Credit: \$ 0.00

2ND Replacement Credit: \$ 0.00

Circuit Breaker Cap 1ST Installment: \$ 290.10

Circuit Breaker Cap 2ND Installment: \$ 290.10

1ST Net This Installment: \$ 756.00

2ND Net This Installment: \$ 756.00

--- Spring Tax & Assessments Due ---	--- Fall Tax & Assessments Due ---
Spring Taxes: \$ 756.00	Fall Taxes: \$ 756.00
Ditches: \$ 0.00	Ditches: \$ 0.00
Storm Water: \$ 17.10	Storm Water: \$ 17.10
Delinquent's: \$ 13,872.01 (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ 773.10
Spring Amount Due: \$ 14,645.11	

[Back](#)