APPENDIX E

Old West End Historic District Properties

• 115 S. Council Street
• 418 S. Proud Street
• 439 S. Proud Street
• 503 W. Main Street
• 507 W. Main Street
• 511 S. Council street
• 514 W. Howard Street
• 521 W. Adams Street
• 609 W. Main Street
• 611 W. Main Street
• 615 W. Main Street
• 622 W. Howard Street
• 702 W. Main Street
• 921 W. Charles Street
• 1009 W. Charles Street

Adjacent to Old West End Historic District
• 521 S. Council Street
115 S. Council Street

Listed as ca. 1890 in the National Register nomination and 1894 in the county records, this home is a Carpenter-Builder cottage. It has suffered loss of integrity through the alteration of the porch, application of synthetic siding and other modifications. In the mid-1980’s, the house was deemed contributing to the Old West End District in the NRHP nomination. It was not identified in the Interim Report.

The property has an assessed value of $14,600, is only $41 tax delinquent but is nonetheless 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 home would likely require new plumbing, electrical, and mechanical systems and extensive other work. At just 945 square feet, a rehabilitation would cost toward the high end of the estimated range of $28,350 to $56,700 which is double to nearly quadruple the assessed value.

 Owned by the congregation of an adjacent church, the house remains under a rehabilitation order. The church has minimal funds, and a recent proposal to the City for HUD funding was denied because it failed to meet program requirements. If these owners cannot show credible progress toward rehabilitation in the near future, demolition is proposed.
# Beacon - Delaware County, IN

## Summary

<table>
<thead>
<tr>
<th>Parcel ID</th>
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<tr>
<td>Alternate ID</td>
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<td>Brief Tax Description</td>
<td>J D ADD N 40 FT 0.0000 Acres STR: 092010 IN: 8 OUT:</td>
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<tr>
<td>Class</td>
<td>510: 1 Family Dwell - Platted Lot</td>
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## Owner

ST PETER'S ROCK FOUNDATION IN CHRIST  
115 S COUNCIL ST  
MUNCIE, IN 47305

## Taxing District

- County: Delaware  
- Township: CENTER TOWNSHIP  
- State District: CENTER TOWNSHIP  
- Local District: 003  
- School Corp: MUNCIE COMMUNITY  
- Neighborhood: 131090-003 NEEDLES 100-100 120 DC

## Site Description

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

## Land

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Soil ID</th>
<th>Act Front.</th>
<th>Eff. Depth</th>
<th>Size</th>
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## Residential Dwellings

### Description
- Single-Family  
- Story Height: 1  
- Finished Area: 945  
- # Fireplaces: 0  
- Heat Type: Central Warm Air  
- Air Cond: 0  
- Accommodations: 2 Bedrooms, 0 Living Rooms, 0 Dining Rooms, 0 Family Rooms, 0 Finished Rooms: 4

### Floor
- Constr: Wood Frame  
- Base: 945  
- Finish: 0

### Exterior Feature
- Area: Porch, Open Frame  
- Area: 148

## Improvements

### Description
- Single-Family  
- PC: 100  
- Grade: D  
- Year Built: 1894  
- Eff Year: 1894  
- Cond: VP  
- LCM: 1.01  
- Size: 945  
- Nbhd Factor: 0.8  
- Mrkt Factor: 0.711

## Transfer History

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<tr>
<th>Date</th>
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## Sales Disclosures

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<td>3/17/1998</td>
<td>$8,000</td>
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## Valuation

DISCLAIMER: Your use of the mapping, assessment, and sales information provided on this site constitutes your understanding and acceptance of the following conditions:

The information provided on this site is for convenience only and is compiled from assessment sales, plats, tax maps, surveys, and other public records and data. In the preparation of this site, extensive efforts have been made to offer the most current, correct, and clearly expressed information possible. However, inadvertent errors can occur, and information placed on these Web pages is not intended to replace any official source. Contact the appropriate official information sources for verification of the information provided on these pages.

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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.

Announcements:
- Clinton County, IN now available in beacon!
- Search across multiple counties with Guidepost!
## Delaware County Tax Information Online

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

--- Not for Official Use! ---

<table>
<thead>
<tr>
<th>Spring Tax Due Date</th>
<th>Fall Tax Due Date</th>
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<th>Owner Name 1</th>
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<th>Mailing Address</th>
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<td>ST PETER'S ROCK FOUNDATION IN CHRIST</td>
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<td>115 S COUNCIL ST MUNCIE Indiana 47305-1510</td>
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<tr>
<th>Legal Description</th>
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Acreage: 0

Transfer Date: 0000-00-00

State Usage Code: 0

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<table>
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<th>-------- Exemptions --------</th>
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<td>Homestead: 0</td>
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<td>Blind/Disability: 0</td>
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<td>Veteran: 0</td>
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--- Spring Tax Charge ---

| 1ST 1/2 Year Gross Tax: $ 0.00 |
| 1ST Homestead Credit: $ 0.00 |
| 1ST Replacement Credit: $ 0.00 |
| Circuit Breaker Cap 1ST Installment: $ 0.00 |

--- Fall Tax Charge ---

| 2ND 1/2 Year Gross Tax: $ 0.00 |
| 2ND Homestead Credit: $ 0.00 |
| 2ND Replacement Credit: $ 0.00 |
| Circuit Breaker Cap 2ND Installment: $ 0.00 |

| 1ST Net This Installment: $ 0.00 |
| 2ND Net This Installment: $ 0.00 |
--- Spring Tax & Assessments Due ---                   --- Fall Tax & Assessments Due ---

<table>
<thead>
<tr>
<th>Item</th>
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<tbody>
<tr>
<td>Spring Taxes:</td>
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<td>$ 0.00</td>
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<td>Ditches:</td>
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<td>Delinquent's:</td>
<td>$ 41.04</td>
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<tr>
<td>(For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)</td>
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<td>Fall Amount Due: $ 0.00</td>
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<tr>
<td>Spring Amount Due:</td>
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</table>

© 2010 Delaware County Tax Information Online
418 S. Proud Street

Listed as ca. 1900 in the National Register nomination and 1885 in the county records, this home is a American Foursquare in style. It has suffered loss of integrity through the alteration of the porch, application of synthetic siding, division into 2 units with an extra front door, and other modifications. In the mid-1980’s, the house was deemed contributing to the Old West End District in the NRHP nomination and in the Interim Report.

The property has an assessed value of $43,000, is $21,691 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.

Vacant for many years and poorly maintained before that, and the victim of vandalism, this home would likely require new plumbing, electrical, and mechanical systems and extensive other work. At 2104 square feet, a rehabilitation would cost toward the high end of the estimated range of $63,120 to $126,240 which is nearly 1 ½ to 3 times the assessed value.
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

City of Muncie, Indiana
418 S. Proud St.

Photo 1: Front (West) Facade
Photo 2: West and South Sides
Photo 3: Front Porch
Photo 4: Rear (East) Facade
Photo 5: Second floor bedroom & vandalism
Photo 6: Second floor bedroom & vandalism
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

City of Muncie, Indiana
418 S. Proud St.

Photo 7: Living space

Photo 8: Stair

Photo 9: Second floor bedroom & vandalism

Photo 10: 2nd Floor Hallway

Photo 11: Front doorway and living space with debris
### Summary

**Parcel ID**: 1116212008000  
**Alternate ID**: 18-11-16-212-008.000-003  
**Property Address**: PROUDS 2 ADD EX N 36 FT 0.0000Acres STR: 162010 IN: 60 OUT:  
(Note: Not to be used on legal documents)  
**Class**: 520: 2 Family Dwell - Platted Lot

### Owner

**NATIONAL LOAN INVESTORS LP**  
3030 NW EXPRESSWAY STE 1313  
OKLAHOMA CITY, OK 73112

### Taxing District

**County**: Delaware  
**Township**: CENTER TOWNSHIP  
**State District**: 003 MUNCIE  
**Local District**: 003  
**School Corp**: MUNCIE COMMUNITY  
**Neighborhood**: 131090-003 NEEDLES 100-100 120 DC

### Site Description

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

### Land

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Soil ID</th>
<th>Act Depth</th>
<th>Eff Depth</th>
<th>Rate</th>
<th>Adj Rate</th>
<th>Ext Value</th>
<th>Infl %</th>
<th>Value</th>
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<tr>
<td>F</td>
<td>26</td>
<td>125</td>
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<td>$102</td>
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### Residential Dwellings

**Description**: Duplex  
**Story Height**: 2  
**Finished Area**: 2104  
**# Fireplaces**: 0  
**Heat Type**: Central Warm Air  
**Air Cond**: 0  
**Accommodations**:  
- Bedrooms: 4  
- Living Rooms: 0  
- Dining Rooms: 0  
- Family Rooms: 0  
- Finished Rooms: 10  

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<thead>
<tr>
<th>Floor</th>
<th>Constr</th>
<th>Base</th>
<th>Finish</th>
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<tbody>
<tr>
<td>1</td>
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<td>2</td>
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<tr>
<td>C</td>
<td>1026</td>
<td>0</td>
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**Exterior Feature**  
- Porch, Open Frame: 206  
- Porch, Open Frame: 52

### Improvements

**Descr**  
**PC**  
**Grade**  
**Year Built**  
**Eff Year**  
**Cond**  
**LCM Factor**  
**Size**  
**Nbhdl Factor**  
**Mrkt Factor**

### Transfer History

**Date**: 3/1/2009  
**New Owner**: NATIONAL LOAN INVESTORS LP

### Sales Disclosures

**Sale Date**: 4/21/2006  
**Sale Price**: $0  
**Parcel Count**: 1  
**Valid**: N

### Valuation

**Assessment Year**  
**2010**: Annual Adjustment  
**2009**: Annual Adjustment  
**2008**: Annual Adjustment  
**2007**: Annual Adjustment  
**2006**: Annual Adjustment

---

### Tax Bill Report

**Click here to view the tax bill for this parcel.**

No data available for the following modules: Commercial Buildings. [Click here for help.]

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#### Announcements:

- Search across multiple counties with Guidepost!

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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

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<td>003</td>
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Owner Name 1: NATIONAL LOAN INVESTORS LP

Property Address: 418 PROUD

Mailing Address: 3030 NW EXPRESSWAY STE 1313 OKLAHOMA CITY Oklahoma

Legal STR: 162010  Legal Section:  Legal Block: 0

Legal Plat:  Legal Sub:  Legal Lot No.: 60

Legal Description: PROUDS 2 ADD EX N 36 FT Lot # 60

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

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

Book: 0  Page: 0  State Useage Code: 0

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

Land & Improvements: 43000

--------- 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 ----

<table>
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<th>2ND 1/2 Year Gross Tax: $892.51</th>
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<td>1ST Replacement Credit: $0.00</td>
<td>2ND Replacement Credit: $0.00</td>
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<td>Circuit Breaker Cap 1ST Installment: $462.51</td>
<td>Circuit Breaker Cap 2ND Installment: $462.51</td>
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<td>1ST Net This Installment: $430.00</td>
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<td><strong>--- Spring Tax &amp; Assessments Due ---</strong></td>
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<td>----------------------------------------</td>
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© 2010 Delaware County Tax Information Online
439 S. Proud Street

Listed as ca. 1900 in the National Register nomination and 1890 in the county records, this home is a Carpenter Builder in style. It has suffered loss of integrity through the application of synthetic siding, and other modifications. In the mid-1980’s, the house was deemed contributing to the Old West End District in the NRHP nomination and in the Interim Report.

The property has an assessed value of $23,200, is not tax delinquent, and is not scheduled for the October 28, 2010 tax sale by the Delaware County Commissioners. It has appeared in the two previous tax sales.

Vacant for many years and the victim of a fire, this home would likely require new plumbing, electrical, and mechanical systems and extensive other work. A hole in the roof has caused considerable water damage. At only 884 square feet, a rehabilitation would cost toward the high end of the estimated range of $26,520 to $53,040 which is up to 2 times the assessed value.
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

City of Muncie, Indiana
439 S. Proud St.

Photo 1: Front (East) Façade

Photo 2: Rear (West) Façade

Photo 3: South Façade

Photo 4: Detail of Roof Damage

Photo 5: South Façade in Summer

Photo 6: East & South Sides
Parcel ID: 1116211011000
Alternate ID: 18-11-16-211-011.000-003
Property Address: 439 S PROUD ST, MUNCIE, IN 47305
Brief Tax Description: P 2 ADD EX N 30 FT 0.0000Acres STR: 162010 IN: 50 OUT:
(Note: Not to be used on legal documents)
Class: 510: 1 Family Dwell - Platted Lot

Owner:
HOLT WILLIAM & CARLA & RAMONA MARLENE
439 S PROUD ST
MUNCIE, IN 47305

Taxing District:
County: Delaware
Township: CENTER TOWNSHIP
State District: 003 MUNCIE
Local District: 003
School Corp: MUNCIE COMMUNITY
Neighborhood: 131090-003 NEEDLES 100-100 120 DC

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

Land:
<table>
<thead>
<tr>
<th>Land Type</th>
<th>Soil ID</th>
<th>Act</th>
<th>Eff. Depth</th>
<th>Size</th>
<th>Rate</th>
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<tr>
<td>F</td>
<td>32</td>
<td>125</td>
<td>32x125</td>
<td>$100</td>
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Residential Dwellings:
Description: Single-Family
Story Height: 1
Finished Area: 884
# Fireplaces: 0
Heat Type: Central Warm Air
Air Cond: 884
Accommodations: Bedrooms: 2, Living Rooms: 0, Dining Rooms: 0, Family Rooms: 0, Finished Rooms: 6

Full Baths: 1
Half Baths: 0
Kitchen Sinks: 1
Water Heaters: 1
Add Fixtures: 0

Improvements:
Descr: Single-Family
PC: 1
Grade: D
Year Built: 1890
Eff Year: 1890
Cond: F
LCM: 1.01
Size: 884
Nhbd Factor: 0.8
Mrkt Factor: 0.711

Transfer History:
Date: 3/1/2009
New Owner: HOLT WILLIAM & CARLA & RAMONA MARLENE
Doc ID: $0.00
Book/Page: $0.00

Sales Disclosures:
Sale Date: 3/16/2007
Sale Price: $1
Parcel Count: 1
Valid: N
Sale Date: 11/1/2006
Sale Price: $0
Parcel Count: 1
Valid: N
Sale Date: 6/29/2006
Sale Price: $0
Parcel Count: 1
Valid: N
Sale Date: 4/13/2006
Sale Price: $0
Parcel Count: 1
Valid: N

Valuation:

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Announcements:
- Clinton County, IN now available in beacon!
- Search across multiple counties with Guidepost!

Reason Annual Adjustment Annual Adjustment Annual Adjustment Annual Adjustment MISCELLANEOUS
Land $5,300 $5,300 $5,900 $6,400 $3,300
Land Res $0 $0 $0 $0 $0
Land Non Res $5,300 $5,300 $0 $0 $0
Improvement $17,900 $17,700 $19,100 $21,200 $16,400
Imp Res $0 $0 $0 $0 $0
Imp Non Res $17,900 $17,700 $0 $0 $0
Total $23,200 $23,000 $25,000 $27,600 $19,700
Total Res $0 $0 $0 $6,400 $0
Total Non Res $23,200 $23,000 $0 $21,200 $0

Tax Bill Report
Click here to view the tax bill for this parcel.

No data available for the following modules: Commercial Buildings. Click here for help.

Developed by The Schneider Corporation
### Delaware County Tax Information Online

**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**

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**Owner Name 1:** HOLT WILLIAM & CARLA & RAMONA MARLENE HOLT

**Property Address:** 439 PROUD

**Mailing Address:** 439 S PROUD ST MUNCIE Indiana 47305-2272

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**Land & Improvements:** 23200

**----- Assessed Value -----**

**-------- Exemptions --------**

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<td>1ST Replacement Credit: $0.00</td>
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<td>Circuit Breaker Cap 1ST Installment: $249.54</td>
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© 2010 Delaware County Tax Information Online
503 W. Main Street

Listed as ca. 1900 in the National Register nomination and the *Interim Report* and 1884 in the county records, home is Queen Anne in style. It has suffered minor loss of integrity through rear additions. In the mid-1980’s, the NRHP nomination for the Old West End District is mute on contributing status. Although outside the “West Central” district identified in the *Interim Report*, it was noted as contributing as a scattered site in the survey.

The property has an assessed value of $41,670, is $10,900 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, this home would likely require new plumbing, electrical, and mechanical systems and extensive other work. A rear balcony has partially collapsed. At 2536 square feet, a rehabilitation would cost toward the high end of the estimated range of $76,080 to $152,160 which is nearly 2 to 4 times the assessed value.
APPENDIX E: Old West End Historic District

Photo 1: Front (North) Façade

Photo 2: North & West Sides

Photo 3: East Façade, south end

Photo 4: Collapsing rear balcony

Photo 5: Front Porch

Photo 6: East Façade
Parcel ID: 1109462007000
Alternate ID: 18-11-09-462-007.000-003
Property Address: 503 W MAIN ST, IN
Brief Tax Description: JACKSON DON ADD N END 65 2 3 FT 0.0000 Acres STR: 092010 IN: 1 OUT:
(Note: Not to be used on legal documents)
Class: 520: 2 Family Dwell - Platted Lot

Owner:
CLARK GREGORY E
PO BOX 2786
INDIANAPOLIS, IN 46206

Taxing District:
County: Delaware
Township: CENTER TOWNSHIP
State District: 003 MUNCIE
Local District: 003
School Corp: MUNCIE COMMUNITY
Neighborhood: 131090-003 NEEDLES 100-100 120 DC

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

Residential Dwellings:
Description: Single-Family
Floor: Main
Story Height: 2
Finished Area: 2536
# Fireplaces: 2
Heat Type: Central Warm Air
Air Cond: 0
Accomodations:
   Bedrooms: 0
   Living Rooms: 0
   Dining Rooms: 0
   Family Rooms: 0
   Finished Rooms: 0

   # TF
   Full Baths: 2 6
   Half Baths: 0 0
   Kitchen Sinks: 1 1
   Water Heaters: 1 1
   Add Fixtures: 2 2

Improvements:
Descr: Single-Family
PC: 100
Grade: C
Year Built: 1884
Eff Year: 1884
Cond: F
LCM: 1.01
Size: 2536
Nbhd Factor: 0.8
Mkt Factor: 0.711

Transfer History:
Date: 3/1/2009
New Owner: CLARK GREGORY E

Valuation:
Reason: Annual Adjustment
Land: $7,200 $7,200 $8,000 $8,700 $4,500
Land Res: $0 $0 $0 $0 $0
Land Non Res: $0 $0 $0 $0 $0
Improvement: $41,700 $41,300 $44,400 $49,300 $42,800

Summary:
Parcel ID: 1109462007000
Alternate ID: 18-11-09-462-007.000-003
Property Address: 503 W MAIN ST, IN
Brief Tax Description: JACKSON DON ADD N END 65 2 3 FT 0.0000 Acres STR: 092010 IN: 1 OUT:
(Note: Not to be used on legal documents)
Class: 520: 2 Family Dwell - Platted Lot

Owner:
CLARK GREGORY E
PO BOX 2786
INDIANAPOLIS, IN 46206

Taxing District:
County: Delaware
Township: CENTER TOWNSHIP
State District: 003 MUNCIE
Local District: 003
School Corp: MUNCIE COMMUNITY
Neighborhood: 131090-003 NEEDLES 100-100 120 DC

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

Residential Dwellings:
Description: Single-Family
Floor: Main
Story Height: 2
Finished Area: 2536
# Fireplaces: 2
Heat Type: Central Warm Air
Air Cond: 0
Accomodations:
   Bedrooms: 0
   Living Rooms: 0
   Dining Rooms: 0
   Family Rooms: 0
   Finished Rooms: 0

   # TF
   Full Baths: 2 6
   Half Baths: 0 0
   Kitchen Sinks: 1 1
   Water Heaters: 1 1
   Add Fixtures: 2 2

Improvements:
Descr: Single-Family
PC: 100
Grade: C
Year Built: 1884
Eff Year: 1884
Cond: F
LCM: 2536
Size: 1
Nbhd Factor: 0.8
Mkt Factor: 0.711

Transfer History:
Date: 3/1/2009
New Owner: CLARK GREGORY E

Valuation:
Reason: Annual Adjustment
Land: $7,200 $7,200 $8,000 $8,700 $4,500
Land Res: $0 $0 $0 $0 $0
Land Non Res: $0 $0 $0 $0 $0
Improvement: $41,700 $41,300 $44,400 $49,300 $42,800

Summary:
Parcel ID: 1109462007000
Alternate ID: 18-11-09-462-007.000-003
Property Address: 503 W MAIN ST, IN
Brief Tax Description: JACKSON DON ADD N END 65 2 3 FT 0.0000 Acres STR: 092010 IN: 1 OUT:
(Note: Not to be used on legal documents)
Class: 520: 2 Family Dwell - Platted Lot

Owner:
CLARK GREGORY E
PO BOX 2786
INDIANAPOLIS, IN 46206

Taxing District:
County: Delaware
Township: CENTER TOWNSHIP
State District: 003 MUNCIE
Local District: 003
School Corp: MUNCIE COMMUNITY
Neighborhood: 131090-003 NEEDLES 100-100 120 DC

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

Residential Dwellings:
Description: Single-Family
Floor: Main
Story Height: 2
Finished Area: 2536
# Fireplaces: 2
Heat Type: Central Warm Air
Air Cond: 0
Accomodations:
   Bedrooms: 0
   Living Rooms: 0
   Dining Rooms: 0
   Family Rooms: 0
   Finished Rooms: 0

   # TF
   Full Baths: 2 6
   Half Baths: 0 0
   Kitchen Sinks: 1 1
   Water Heaters: 1 1
   Add Fixtures: 2 2

Improvements:
Descr: Single-Family
PC: 100
Grade: C
Year Built: 1884
Eff Year: 1884
Cond: F
LCM: 2536
Size: 1
Nbhd Factor: 0.8
Mkt Factor: 0.711

Transfer History:
Date: 3/1/2009
New Owner: CLARK GREGORY E

Valuation:
Reason: Annual Adjustment
Land: $7,200 $7,200 $8,000 $8,700 $4,500
Land Res: $0 $0 $0 $0 $0
Land Non Res: $0 $0 $0 $0 $0
Improvement: $41,700 $41,300 $44,400 $49,300 $42,800
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- Search across multiple counties with Guidepost!

Tax Bill Report

No data available for the following modules: Commercial Buildings, Sales Disclosures. Click here for help.

Last Data Upload: 8/26/2010 11:27:33 PM

1198 users currently online
Delaware County Tax Information Online

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.: 181109462007000003  Tax Unit: 003  MUNCIE  Tax Year: "2009 Pay 2010"

Owner Name 1: CLARK GREGORY E

Property Address: 503 MAIN
Mailing Address: PO BOX 2786 INDIANAPOLIS Indiana 46206-2786

Legal STR: 92010  Legal Section:  Legal Block: 0
Legal Plat:  Legal Sub:  Legal Lot No.: 1

Legal Description: JACKSON DON ADD N END 65 2 3 FT Block #
Inlot : 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: 48900

-------- 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: $ 1,014.97  2ND 1/2 Year Gross Tax: $ 1,014.97
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: $ 281.47  Circuit Breaker Cap 2ND Installment: $ 281.47
1ST Net This Installment: $ 733.50  2ND Net This Installment: $ 733.50
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507 W. Main Street

Listed as ca. 1900 in the county records, this home is Carpenter Builder in style. It has suffered loss of integrity through application of synthetic siding, alteration of porches and other modifications. In the mid-1980’s, the NRHP nomination for the Old West End District is mute on construction date but lists the house as contributing to the district. It was not identified in the *Interim Report*.

The property has an assessed value of $45,600, is $5879 tax delinquent, but is not 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, this home would likely require new plumbing, electrical, and mechanical systems and extensive other work. Water leaks have caused significant damage and portions of the first floor are rotted. At 2292 square feet, a rehabilitation would cost toward the high end of the estimated range of $68,760 to $137,520 which is nearly 1 1/2 to 3 times the assessed value.
Photo 1: Front (North) Façade

Photo 2: Garage & Rear (South) Façade

Photo 3: Garage, East side

Photo 4: Missing first floor and rotted joists
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

City of Muncie, Indiana
507 W. Main St.

Photo 5: Detail of rotted joists

Photo 6: Kitchen – water damaged ceiling

Photo 7: Garage-West Façade

Photo 8: Garage-North Façade
Photo 9: Garage and backyard

Photo 10: Garage-South Façade
Summary
Parcel ID 1109462006000
Alternate ID 18-11-09-462-006.000-003
Property Address 507 W MAIN ST
Brief Tax Description J D E HALF 0.0000Acres STR: 092010 IN: 2 OUT:
(Note: Not to be used on legal documents)
Class 530: 3 Family Dwell - Platted Lot

Owner
HANEY P JASON
15819 W CR 300 N
ALEXANDRIA, IN 46001

Taxing District
County: Delaware
Township: CENTER TOWNSHIP
State District: 003 MUNCIE
Local District: Center Township
Neighborhood: 131090-003 NEEDLES 100-100 120 DC

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

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Residential Dwellings
Description Triplex
Story Height 2
Finished Area 2292
# Fireplaces 0
Heat Type Central Warm Air
Air Cond 0
Accommodations
Bedrooms: 3
Living Rooms: 0
Dining Rooms: 0
Family Rooms: 0
Finished Rooms: 9

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Floor Constr Base Finish
1 Wood Frame 1604 1604
2 Wood Frame 688 688

Exterior Feature
Porch, Enclosed Frame 112
Porch, Open Frame 91

Improvements
Descrip PC Grade Year Built Eff Year Cond LCM Size Nbhd Factor Mrkt Factor
Triplex 100 E-1 1900 1900 VP 1.01 2292 0.8 0.711
Detached Garage 100 C 1900 1900 P 1.01 540 0.8 0.711

Transfer History
Date 3/1/2009
New Owner HANEY P JASON
Doc ID
Book/ Page
Sale Price $0.00

Sales Disclosures
Sale Date Sale Price Parcel Count Valid
8/15/2006 $2,420 2 N
6/9/2005 $0 2 N
7/6/1999 $40,000 2 N
3/31/1999 $40,000 2 N

Beacon - Delaware County, IN

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1210 users currently online
Delaware County Real Estate Tax Inquiry for Year of "2009 Pay 2010".

-- Not for Official Use! --

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Fall Tax Due Date: **11/10/2010 11:59:59 PM**

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<td>&quot;2009 Pay 2010&quot;</td>
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**Owner Name 1:** HANEY P JASON

**Property Address:** 507 MAIN

**Mailing Address:** 15819 W COUNTY ROAD 300 N ALEXANDRIA Indiana 46001

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**Legal Description:** J D E HALF Block # 1 Lot # 2

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**Land & Improvements:** 45600

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--- Spring Tax Charge ---

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<tr>
<td>1ST Replacement Credit</td>
<td>$ 0.00</td>
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<tr>
<td>Circuit Breaker Cap 1ST Installment</td>
<td>$ 490.48</td>
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<td>1ST Net This Installment</td>
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--- Fall Tax Charge ----

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<td>2ND Homestead Credit</td>
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<tr>
<td>2ND Net This Installment</td>
<td>$ 456.00</td>
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<td>Spring Tax &amp; Assessments Due</td>
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<td>Weeds, Barretts,</td>
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<td>Line Fences, etc.)</td>
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© 2010 Delaware County Tax Information Online
511 S. Council Street

Listed as ca. 1885 in the National Register nomination and in the *Interim Report* and 2010 in the county records (clearly an error), this home is Queen Anne in style. It has suffered minimal loss of integrity, although thieves have stolen some interior elements such as fireplace mantels. In the mid-1980’s, the house was deemed significant to the Old West End District in the NRHP nomination and notable in the *Interim Report*.

The property has an assessed value of $55,500, is $14,884 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.

Vacant for many years and poorly maintained before that, and the victim of theft and vandalism, this home would likely require new plumbing, electrical, and mechanical systems and extensive other work. While the house retains most of its character-defining exterior features, all would require substantial work. At 2080 square feet, a rehabilitation would cost toward the high end of the estimated range of $62,400 to $124,800 which is slightly more than, to more than double the assessed value.
2010 Proposed Historic District Demolitions City of Muncie, Indiana
APPENDIX E: Old West End Historic District

511 S. Council St.

Photo 5: Front Parlor (note missing mantel)

Photo 6: Staircase

Photo 7: View into kitchen at north side door

Photo 8: Rear (west) room
Photo 9: North side door

Photo 10: Rooms at southwest corner
### Summary

**Parcel ID**: 1116218016000  
**Alternate ID**: 18-11-16-218-016.000-003  
**Property Address**: 511 S COUNCIL ST, IN 0  
**Brief Tax Description**: PT WHALF NE QTR 0.5700Acres STR: 162010 IN: OUT:  
(Note: Not to be used on legal documents)  
**Class**: 520: 2 Family Dwell - Platted Lot  

### Owner

**TRANSHIRE HOLDING GROUP LLC**  
2711 CENTERVILLE ROAD STE 400  
WILMINGTON, DE 19808  

### Taxing District

**County**: Delaware  
**State District**: MUNCIE 003  
**Local District**: 003  
**School Corp**: MUNCIE COMMUNITY  
**Neighborhood**: 131090-003 NEEDLES 100-100 120 DC  

### Site Description

**Topography**: Flat  
**Public Utilities**: Electricity, Gas, Sewer, Water  
**Street or Road**: Paved  
**Area Quality**: Static  
**Parcel Acreage**: 0.57  

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<td>$5,355</td>
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### Residential Dwellings

**Description**: Duplex  
**Story Height**: 2  
**Finished Area**: 2080  
**# Fireplaces**: 0  
**Heat Type**:  
**Air Cond**: 0  
**Accomodations**: Bedrooms: 4  
Living Rooms: 0  
Dining Rooms: 0  
Family Rooms: 0  
Finished Rooms: 6  

**Floor Constr Base Finish**:  
1 Wood Frame 1260  
2 Wood Frame 820  
B 440 0  
C 820 0  

**Exterior Feature**:  
Porch, Enclosed Frame 80  
Porch, Open Frame 180  

### Improvements

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### Transfer History

**Date**: 3/1/2009  
**New Owner**: TRANSHIRE HOLDING GROUP LLC  

**Doc ID**  
**Book/Page**: Sale Price: $0.00  

### Sales Disclosures

**Sale Date**: 10/27/2008  
**Sale Price**: $0  
**Parcel Count**: 1  
**Valid**: N  

**Sale Date**: 2/7/2006  
**Sale Price**: $30,000  
**Parcel Count**: 1  
**Valid**: N  

### Valuation

**DISCLAIMER:**

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The information provided on this site is for convenience only and is compiled from assessment sales, plats, tax maps, surveys, and other public records and data. In the preparation of this site, extensive efforts have been made to offer the most current, correct, and clearly expressed information possible. However, inadvertent errors can occur, and information placed on these Web pages is not intended to replace any official source. Contact the appropriate official information sources for verification of the information provided on these pages.

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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.*

**Announcements:**

- Clinton County, IN now available in beacon!
- Search across multiple counties with Guidepost!

---

### Assessment Year

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<td>$56,600</td>
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**Tax Bill Report**

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

No data available for the following modules: Commercial Buildings. [Click here for help.]

---

## Delaware County Tax Information Online

| 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.: **18116218016000003**  | Tax Unit: **003 MUNCIE**  | Tax Year: **"2009 Pay 2010"**  |
| Owner Name 1: **TRANSHIRE HOLDING GROUP LLC** |
| Property Address: **511 COUNCIL** |
| Mailing Address: **2711 CENTERVILLE ROAD SUITE 400 WILMINGTON Delawar**  |
| Legal STR: **162010**  | Legal Section:  | Legal Block: **0**  |
| Legal Plat:  | Legal Sub:  | Legal Lot No.: **0**  |
| Legal Description: **PT WHALF NE QTR** |
| Inlot: **0, 0, 0, 0, 0, 0, 0**  | Acreage: **0.57**  | Transfer Date: **0000-00-00**  |
| Outlot: **0, 0**  | Page: **0**  | State Useage Code: **0**  |
| Book: **0**  |  |

#### ----- Assessed Value -----

| Land & Improvements: **55500**  |

#### -------- 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 ---

| 1ST 1/2 Year Gross Tax: **$ 1,151.96**  | 2ND 1/2 Year Gross Tax: **$ 1,151.96**  |
| 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: **$ 596.96**  | Circuit Breaker Cap 2ND Installment: **$ 596.96**  |
| 1ST Net This Installment: **$ 555.00**  | 2ND Net This Installment: **$ 555.00**  |
### Spring Tax & Assessments Due

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<td>Storm Water</td>
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<td>Delinquent's</td>
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### Fall Tax & Assessments Due

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<td>Fall Amount Due</td>
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© 2010 Delaware County Tax Information Online
514 W. Howard Street

Listed as ca. 1895 in the National Register nomination and in the Interim Report and 1898 in the county records, this home is Queen Anne in style. It has suffered minimal loss of integrity, on the exterior, but major modifications inside to be divided into 4 units. In the mid-1980’s, the house was deemed significant to the Old West End District in the NRHP nomination and notable in the Interim Report.

The property has an assessed value of $43,600, is $7140 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.

Vacant for many years and poorly maintained before that, this home would likely require new plumbing, electrical, and mechanical systems and extensive other work. While the house retains most of its character-defining exterior features, all would require substantial work. At 2500 square feet, a rehabilitation would cost toward the high end of the estimated range of $75,000 to $150,000 which is nearly twice to 3 ½ times the assessed value.
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

City of Muncie, Indiana
514 W. Howard St.

Photo 1: Front (South) Façade
Photo 2: East facade
Photo 3: Slate roof with acroteria
Photo 4: Rear (north) porch and stair to upstairs units
Photo 5: Rear (north) facade
Photo 6: Detail of front porch
Photo 7: Detail of front porch
Photo 8: East side porch and entry
Photo 9: West side (on left)

Photo 10: Bathroom
Photo 11: Stairway
Photo 12: Living Space
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District
City of Muncie, Indiana
514 W. Howard St.

Photo 13: Kitchen

Photo 14: Kitchen

Photo 15: Kitchen

Photo 16: Damage to ceiling

Photo 17: Kitchen
Summary

Parcel ID: 1116234013000
Alternate ID: 18-11-16-234-013.000-003
Property Address: 514 W HOWARD ST
MUNCIE, IN 47305
Brief Tax Description: KEN HRS SUB 0.0000Acres STR: 162010 IN: 1 OUT: (Note: Not to be used on legal documents)
Class: 401: 4 to 19 Family Apartments

Owner

STEINHALL RICKIE E AND DAE CHA
7110 W CORNBREAD RD
YORKTOWN, IN 47396

Taxing District

County: Delaware
Township: CENTER TOWNSHIP
State District: 003 MUNCIE
Local District: 003
School Corp: MUNCIE COMMUNITY
Neighborhood: 913017-003 CENTER COMMERCIAL/INDUSTRIAL P/1.50-6.00

Site Description

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
Std
51 98 51x98 $100 $99 $5,049 -10 $4,420

Residential Dwellings

Description: 4-6 Family
Story Height: 2
Finished Area: 2500
# Fireplaces: 0
Heat Type: Central Warm Air
Air Cond: 0
Accomodations:
- Bedrooms: 0
- Living Rooms: 0
- Dining Rooms: 0
- Family Rooms: 0
- Finished Rooms: 0

# TF
- Full Baths: 4
- Half Baths: 0
- Kitchen Sinks: 1
- Water Heaters: 1
- Add Fixtures: 6

Improvements

Floor Constr Base Finish
- 1: Wood Frame 1250 1250
- 2: Wood Frame 1250 1250
- B: 325 0
- C: 925 0

Exterior Feature Area
- Balcony: 50
- Porch, Open Frame: 50
- Porch, Open Frame: 60
- Porch, Open Frame: 94

# TF
- Full Baths: 4
- Half Baths: 0
- Kitchen Sinks: 1
- Water Heaters: 1
- Add Fixtures: 6

Transfer History

Date: 3/1/2009
New Owner: STEINHALL RICKIE E AND DAE CHA
Doc ID: STEINHALL RICKIE E AND DAE CHA
Book/Page: Sale Price: $0.00

Sales Disclosures

Sale Date: 5/19/1997
Sale Price: $35,000
Parcel Count: 1
Valid: N


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.: 181116234013000003  Tax Unit: 003  MUNCIE  Tax Year: "2009 Pay 2010"

Owner Name 1: STEINHALL RICKIE E AND DAE CHA

Property Address: 514 HOWARD

Mailing Address: 7110 W CORNBREAD RD YORKTOWN Indiana 47396-9273

Legal STR: 162010  Legal Section:  
Legal Block: 0

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

Legal Description: KEN HRS SUB 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 Useage Code: 4

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

Land & Improvements: 43600

---------- 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 ---  

1ST 1/2 Year Gross Tax: $ 904.96  
1ST Homestead Credit: $ 0.00  
1ST Replacement Credit: $ 0.00  
Circuit Breaker Cap 1ST Installment: $ 468.96  
1ST Net This Installment: $ 436.00

--- Fall Tax Charge ----

2ND 1/2 Year Gross Tax: $ 904.96  
2ND Homestead Credit: $ 0.00  
2ND Replacement Credit: $ 0.00  
Circuit Breaker Cap 2ND Installment: $ 468.96  
2ND Net This Installment: $ 436.00
--- Spring Tax & Assessments Due ---

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--- Fall Tax & Assessments Due ---

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<tr>
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© 2010 Delaware County Tax Information Online
521 W. Adams Street

Listed as ca. 1891-1895 in the National Register nomination and in the *Interim Report* and 1897 in the county records, this home is described in the nomination as one of the most elaborate Queen Anne houses in the district. It has suffered minimal loss of integrity, on the exterior, but has seen significant modifications inside, including replacement of some woodwork with other period material salvaged from other houses. In the mid-1980’s, the house was deemed significant to the Old West End District in the NRHP nomination and outstanding in the *Interim Report*.

The property has an assessed value of only $15,800 and the cause of this low assessment is not immediately apparent. It is $4165 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 off and on for many years and poorly maintained before that, this home would likely require new plumbing, electrical, and mechanical systems and extensive other work. It has also been the subject of misguided restoration efforts and a fire that significantly damaged the rear of the house. While the house retains most of its character-defining exterior features, all would require substantial work. At 2896 square feet, a rehabilitation would cost toward the high end of the estimated range of $86,880 to $73,760 which is many, many times the assessed value. One must presume, however, that the assessment would increase if the house were rehabilitated.

This house has gotten special notice in the local media for more than a year due to the fanciful nature of its design and the cantankerousness of its owner. One man drove to Muncie from Kansas with the thought of buying the house and relocating here, but after seeing the house and meeting the owner, promptly returned to Kansas. Despite the publicity and the notion that everyone loves the house, no one has expressed interest in actually acquiring it.
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

City of Muncie, Indiana
521 W. Adams St.

Photo 1: Front (North) Facade (Nov. 2009)

Photo 2: West Façade (Nov. 2009)

Photo 3: West and South sides (Nov. 2009)

Photo 4: South Façade (Nov. 2009)

Photo 5: Front (North) Facade (Summer 2010)

Photo 6: Front (North) Facade (Sept. 2010)
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

City of Muncie, Indiana
521 W. Adams St.

Photo 7: Details, West Facade

Photo 8: Fireplace without mantel (Mar. 2009)

Photo 9: Bay window (Mar. 2009)

Photo 10: Stair landing (Mar. 2009)

Photo 11: Stairway (Mar. 2009)
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

City of Muncie, Indiana
521 W. Adams St.

Photo 12: Bathroom (Mar. 2009)

Photo 13: Bedroom (Mar. 2009)

Photo 14: Bathroom (Mar. 2009)

Photo 15: Bedroom (Mar. 2009)

Photo 16: Living Space (Mar. 2009)

Photo 17: Stair Hall (Mar. 2009)
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

City of Muncie, Indiana
521 W. Adams St.

Photo 18: Living Space (Mar. 2009)

Photo 19: Fireplace, French Doors (Mar. 2009)

Photo 20: Living Space (Mar. 2009)

Photo 21: Former bathroom (Mar. 2009)

Photo 22: Stairway (Mar. 2009)

Photo 23: West Façade from Old West End NRHP Nomination (circa 1986)
Parcel ID: 1116210001000
Alternate ID: 18-11-16-210-001.000-003
Property Address: 521 W ADAMS ST, IN

Brief Tax Description: COUNCIL ST PT LOT 17 SE COR ADAMS 0.1600Acres STR: 162010 IN: OUT: (Note: Not to be used on legal documents)

Class: 510: 1 Family Dwell - Platted Lot

Owner:
HUBER PHILIP P (LIFE EST) PAUL A &

Taxing District:
County: Delaware
Township: CENTER TOWNSHIP
State District: 003 MUNCIE
Local District: 003
School Corp: MUNCIE COMMUNITY

Site Description:
Topography: Flat
Public Utilities: Electricity, Gas, Sewer, Water
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 0.16

Land:
Land Type: Soil ID
F: 64 100 64x100 $100 $91 $8,824 -15 $7,320

Residential Dwellings:
Description: Single-Family
Story Height: 2
Finished Area: 2896
# Fireplaces: 0
Heat Type: No Heat, Gravity
Air Cond: 0
Accomodations: Bedrooms: 0 Living Rooms: 0 Dining Rooms: 1 Family Rooms: 0 Finished Rooms: 0
# TF: 1 3

Floor Constr Base Finish:
1 Wood Frame 1448 1448
2 Wood Frame 1448 1448
B: 941 0
C: 507 0

Exterior Feature:
Porch, Open Frame

Improvements:

Transfer History:
Date: New Owner: Doc ID: Book/ Page: Sale Price:
3/1/2009 HUBER PHILIP P (LIFE EST) PAUL A & $0.00

Sales Disclosures:
Sale Date: Sale Price: Parcel Count: Valid:
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11/11/2003 $4,925 1 N

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### Tax Bill Report

Click here to view the tax bill for this parcel.

**Announcements:**

- Clinton County, IN now available in beacon!
- Search across multiple counties with Guidepost!
### Delaware County Real Estate Tax Inquiry for Year of "2009 Pay 2010".

-- Not for Official Use! --

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609 W. Main Street

Listed as ca. 1900 in the county records, this home is Carpenter Builder in style. It has suffered loss of integrity through application of synthetic siding, division into two units and other modifications. In the mid-1980’s, the NRHP nomination for the Old West End District is mute on construction date but lists the house as contributing to the district. It was not identified in the Interim Report.

The property has an assessed value of $36,000, is $4392 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, this home is in somewhat better condition than the others, but would still likely require work on plumbing, electrical, and mechanical systems and significant other work. At 2356 square feet, a rehabilitation could cost toward the low end of the estimated range of $70,680 to $141,360 which is nearly 2 to 4 times the assessed value.

Following the tax sale, this house might be considered for Muncie’s new landbank, but if that effort cannot materialize, demolition is proposed.
Photo 1: Front (North) Facade
Photo 2: Rear (South) and East sides
Photo 3: Detail at East side
Photo 4: First floor living space
Photo 5: First floor living space
Photo 6: First floor pantry, dining room
Photo 7: First floor kitchen
APPENDIX E: Old West End Historic District

2010 Proposed Historic District Demolitions
City of Muncie, Indiana
609 W. Main St.

Photo 8: Stair to 2nd floor unit
Photo 9: 2nd floor apartment
Photo 10: 2nd floor hallway

Photo 11: Rear stairs
Photo 12: 2nd floor bath
Photo 13: 2nd floor bath
## Summary

**Parcel ID:** 1109461005000  
**Alternate ID:** 18-11-09-461-005.000-003  
**Property Address:** 609 W MAIN ST, IN  
**Brief Tax Description:** J D ADD E33 3 4FT OF2 W2HLF FT OF 1 0.0000Acres STR: 092010 IN: 1-2 OUT:  
(Note: Not to be used on legal documents)  
**Class:** 520: 2 Family Dwell - Platted Lot

## Owner

**Owner:** ODELL SCOTT  
2301 N HALIFAX DR  
MUNCIE, IN 47304

## Taxing District

**County:** Delaware  
**Township:** CENTER TOWNSHIP  
**State District:** 003 MUNCIE  
**Local District:** 003  
**School Corp:** MUNCIE COMMUNITY  
**Neighborhood:** 131090-003 NEEDLES 100-100 120 DC

## Site Description

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

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### Residential Dwellings

**Description:** Duplex  
**Story Height:** 2.5  
**Finished Area:** 2356  
**# Fireplaces:** 0  
**Heat Type:** Central Warm Air  
**Air Cond:** 0  
**Accommodations:**  
- Bedrooms: 4  
- Living Rooms: 0  
- Dining Rooms: 0  
- Family Rooms: 0  
- Finished Rooms: 8

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### Transfer History

**Date:** 3/1/2009  
**New Owner:** ODELL SCOTT  
**Doc ID:** 0  
**Book/Page:** 0  
**Sale Price:** $0.00

### Sales Disclosures

**Sale Date:** 9/19/2008  
**Sale Price:** $0  
**Parcel Count:** 4  
**Valid:** N

**Sale Date:** 9/9/2003  
**Sale Price:** $80,000  
**Parcel Count:** 3  
**Valid:** N
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**Announcements:**
- Clinton County, IN now available in beacon!
- Search across multiple counties with Guidepost!

#### DISCLAIMER:

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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.*

Delaware County Tax Information Online

| Delaware County Real Estate Tax Inquiry for Year of "2009 Pay 2010". |
| --- | --- |
| **Spring Tax Due Date**: 6/21/2010 11:59:59 PM | **Fall Tax Due Date**: 11/10/2010 11:59:59 PM |
| **Parcel No.**: 181109461005000003 | **Tax Unit**: 003 MUNCIE | **Tax Year**: "2009 Pay 2010" |

**Owner Name 1**: O'DELL SCOTT

**Property Address**: 609 MAIN

**Mailing Address**: 2301 N HALIFAX DR MUNCIE Indiana 47304-9003

**Legal STR**: 92010 | **Legal Section**: | **Legal Block**: 0

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

**Legal Description**: J D ADD E33 3 4FT OF2 W2HLF FT OF 1 Bloc

**Inlot**: 0, 0, 0, 0, 0, 0, 0, 0, 0 | **Outlot**: 0, 0 | **Acreage**: 0 | **Transfer Date**: 0000-00-00

**Book**: 0 | **Page**: 0 | **State Useage Code**: 0

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

**Land & Improvements**: 36000

--------- 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 ---

| 1ST 1/2 Year Gross Tax: $747.22 | 1ST Homestead Credit: $0.00 | 1ST Replacement Credit: $0.00 |
| Circuit Breaker Cap 1ST Installment: $387.22 | 2ND 1/2 Year Gross Tax: $747.22 | 2ND Homestead Credit: $0.00 |
| 1ST Net This Installment: $360.00 | 2ND Replacement Credit: $0.00 |

--- Fall Tax Charge ----

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| 2ND Net This Installment: $360.00 |</p>
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611 W. Main Street

Listed as ca. 1900 in the National Register nomination and 1896 in the county records, this home is Carpenter Builder in style. The garage was constructed ca. 1940. It has suffered loss of integrity through application of synthetic siding, division into two units and other modifications. In the mid-1980’s, the NRHP nomination for the Old West End District lists the house as contributing to the district. It was not identified in the Interim Report.

The property has an assessed value of $35,900, is $4880 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, this home would likely require work on plumbing, electrical, and mechanical systems and significant other work. At 1872 square feet, a rehabilitation could cost toward the middle to high end of the estimated range of $56,160 to $112,320 which is nearly 1 1/2 to 3 times the assessed value.
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

City of Muncie, Indiana
611 W. Main St.

Photograph 1: Front (North) Façade

Photograph 2: Yard, Rear (South) Façade

Photograph 3: Rear (South) façade

Photograph 4: Garage-south side

Photograph 5: Garage-south and east sides

Photograph 6: Garage-north side
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

Photograph 7: Downstairs Living Spaces

Photograph 8: Downstairs Front Room

Photograph 9: View into kitchen from back door

Photograph 10: Kitchen

Photograph 11: Typical water damage to ceiling

Photograph 12: View to basement through hole in foundation
Summary

Parcel ID: 1109461004000
Alternate ID: 18-11-09-461-004-000-003
Property Address: 611 W MAIN ST, IN

Brief Tax Description: J D ADD AND HLF ALLEY ADJ W 28 3 4 0.0000 Acres STR: 092010 IN: 2 OUT:
(Note: Not to be used on legal documents)

Class: 520: 2 Family Dwell - Platted Lot

Owner

ODELL SCOTT
2301 N HALIFAX DR
MUNCIE, IN 47304

Taxing District

County: Delaware
Township: CENTER TOWNSHIP
State District: 003 MUNCIE
Local District: 003
School Corp: MUNCIE COMMUNITY
Neighborhood: 131090-003 NEEDLES 100-100 120 DC

Site Description

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

Parcel Acreage: 0

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Description: Duplex
Story Height: 2.5
Finished Area: 1872

# Fireplaces: 0
Heat Type: Central Warm Air
Air Cond: 0

Accomodations:
Bedrooms: 3
Living Rooms: 0
Dining Rooms: 0
Family Rooms: 0
Finished Rooms: 7

# TF: 2 6

Full Baths: 2
Half Baths: 0
Kitchen Sinks: 2
Water Heaters: 2
Add Fixtures: 0

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Exterior Feature

Porch, Enclosed Frame: 72
Porch, Open Frame: 161

Transfer History

Date: 3/1/2009
New Owner: ODELL SCOTT
Doc ID: 0
Book/Page: 0
Sale Price: $0.00

Sales Disclosures

Sale Date | Sale Price | Parcel Count | Valid |
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Valuation
DISCLAIMER:
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Announcements:
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- Search across multiple counties with Guidepost!
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.: 181109461004000003  Tax Unit: 003  MUNCIE   Tax Year: "2009 Pay 2010"

Owner Name 1: O'DELL SCOTT

Property Address: 611 MAIN

Mailing Address: 2301 N HALIFAX DR MUNCIE Indiana 47304-9003

Legal STR: 92010  Legal Section:  Legal Block: 0

Legal Plat:  Legal Sub:  Legal Lot No.: 2

Legal Description: J D ADD AND HLF ALLEY ADJ W 28 3 4 Block

Inlot: 0, 0, 0, 0, 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 Useage Code: 0

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

Land & Improvements: 35900

-------- 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 ---  

1ST 1/2 Year Gross Tax: $ 745.14  
1ST Homestead Credit: $ 0.00  
1ST Replacement Credit: $ 0.00  
Circuit Breaker Cap 1ST Installment: $ 386.14

1ST Net This Installment: $ 359.00  

--- Fall Tax Charge ----

2ND 1/2 Year Gross Tax: $ 745.14  
2ND Homestead Credit: $ 0.00  
2ND Replacement Credit: $ 0.00  
Circuit Breaker Cap 2ND Installment: $ 386.14

2ND Net This Installment: $ 359.00
### Spring Tax & Assessments Due

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### Fall Tax & Assessments Due

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<td>Fall Amount Due</td>
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</table>

© 2010 Delaware County Tax Information Online
615 W. Main Street

Listed as ca. 1890 in the National Register nomination and 1900 in the county records, this home is Carpenter Builder in style. It has suffered loss of integrity through application of synthetic siding, division into two units and other modifications. In the mid-1980’s, the NRHP nomination for the Old West End District lists the house as contributing to the district. It was not identified in the Interim Report.

The property has an assessed value of $38,700, is $1743 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.

Vacant for many years, this home would likely require work on plumbing, electrical, and mechanical systems and significant other work. Consulting party Mavis reported that the home has major termite damage. At 1872 square feet, a rehabilitation could cost toward the high end of the estimated range of $56,160 to $112,320 which is nearly 1 1/2 to 3 times the assessed value.
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

Photo 6: Decay at front porch
Photo 7: Front living space
Photo 8: Garage, South and East sides
Photo 9: Garage, South and East sides
Photo 10: Front living space

City of Muncie, Indiana
615 W. Main St.
## Summary

- **Parcel ID:** 1109461003000
- **Alternate ID:** 18-11-09-461-003.000-003
- **Property Address:** 615 W MAIN ST, MUNCIE, IN
- **Brief Tax Description:** JACKSON DONATION/W5FTALLEYADJ E35HL 0.0000 Acres STR: 092010 IN: 3 OUT:
  (Note: Not to be used on legal documents)
- **Class:** 510: 1 Family Dwelling - Platted Lot

## Owner

ELLER GRACE
615 WEST MAIN
MUNCIE, IN 47305

## Taxing District

- **County:** Delaware
- **Township:** CENTER TOWNSHIP
- **State District:** 003 MUNCIE
- **Local District:** 003
- **School Corp:** MUNCIE COMMUNITY
- **Neighborhood:** 131090-003 NEEDLES 100-100 120 DC

## Site Description

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

## Land

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## Residential Dwellings

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<td>Finished Area</td>
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<td># Fireplaces</td>
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<tr>
<td>Heat Type</td>
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<td>Air Cond</td>
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<td>Accomodations</td>
<td>Bedrooms: 2 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 6</td>
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<tr>
<td>1</td>
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## Improvements

- **Descr:** Single-Family, Utility Shed
- **PC:** 100, 100
- **Grade:** D, E
- **Year Built:** 1900, 1980
- **Eff Year:** 1900, 1980
- **Cond:** P, A
- **Size:** 1872, 300
- **Nbhd Factor:** 0.8, 0.8
- **Mrkt Factor:** 0.711, 1

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## Valuation

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1233 users currently online

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

<table>
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<th>Parcel No.</th>
<th>Tax Unit</th>
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<td>&quot;2009 Pay 2010&quot;</td>
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**Owner Name 1:** ELLER GRACE

**Property Address:** 615 MAIN

**Mailing Address:** 615 W MAIN ST MUNCIE Indiana 47305-1533

**Legal STR:** 92010

**Legal Plat:**

<table>
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<tr>
<th>Legal Section</th>
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**Legal Description:** JACKSON DONATION/W5FTALLEYADJ E35HL Bloc

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**Book:** 0  
**Page:** 0

**State Usage Code:** 0

--- Assessed Value -----

**Land & Improvements:** 38700

--- Exemptions ---

**Homestead:** 28268  
**Over 65:** 10432  
**Mortgage:** 0

**Blind/Disability:** 0  
**Rehabilitation:** 0  
**Fertilizer:** 0

**Veteran:** 0  
**Abatement:** 0  
**Non-Profit:** 0

--- Spring Tax Charge ---

| 1ST 1/2 Year Gross Tax | $ 0.00 |
| 1ST Homestead Credit   | $ 0.00 |
| 1ST Replacement Credit | $ 0.00 |
| Circuit Breaker Cap 1ST Installment | $ 0.00 |
| 1ST Net This Installment | $ 0.00 |

--- Fall Tax Charge ----

<p>| 2ND 1/2 Year Gross Tax | $ 0.00 |
| 2ND Homestead Credit   | $ 0.00 |
| 2ND Replacement Credit | $ 0.00 |
| Circuit Breaker Cap 2ND Installment | $ 0.00 |
| 2ND Net This Installment | $ 0.00 |</p>
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<td>Delinquent's:</td>
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© 2010 Delaware County Tax Information Online
622 W. Howard Street

Listed as ca. 1900 in the National Register nomination and in the Interim Report and 1896 in the county records, this home is Queen Anne in style. It has suffered minimal loss of integrity on the exterior, but has been almost completely stripped of interior woodwork and features. In the mid-1980’s, the house was deemed contributing to the Old West End District in the NRHP nomination and in the Interim Report.

The property has an assessed value of $7800, is $1944 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.

Vacant for many years, this home has lost nearly all interior doors, woodwork, mantels, etc. It was being prepared for a “gut” rehab, but the owner died before completing the project. It would require new plumbing, electrical, and mechanical systems and extensive other work. At 2208 square feet, a rehabilitation would cost toward the high end of the estimated range of $66,240 to $132,480 which is many, many times the assessed value. Presumably, the assessment would increase if the house was repaired and made livable.
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

Photograph 1: Front (South) Facade
Photograph 2: South and West Sides
Photograph 3: West Side
Photograph 4: West Side
Photograph 5: West Side and Porch
Photograph 6: North Side
Photograph 7: West porch detail
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

Photograph 8: East side

Photograph 9: Back parlor

Photograph 10: Front stair

Photograph 11: Living space

Photograph 12: Front parlor and bay

Photograph 13: Bedroom

Photograph 14: Bedroom

City of Muncie, Indiana
622 W. Howard St.
### Summary

- **Parcel ID**: 1116214007000
- **Alternate ID**: 18-11-16-214-007.000-003
- **Property Address**: 622 W HOWARD ST, IN 0

#### Site Description
- **Topography**: Flat
- **Public Utilities**: Electricity, Gas, Sewer, Water
- **Street or Road**: Paved
- **Area Quality**: Static

#### Land
- **Parcel Acreage**: 0

### Residential Dwellings

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<th>Description</th>
<th>Story Height</th>
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#### Improvements

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1234 users currently online
Delaware County Tax Information Online

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.: **1811621400700003**  
Tax Unit: **003 MUNCIE**  
Tax Year: **"2009 Pay 2010"**

Owner Name 1: **WEINBERGER JOHN A**

Property Address: **622 HOWARD**

Mailing Address: **405 W CHARLES ST MUNCIE Indiana 47305**

Legal STR: **162010**  
Legal Section:  
Legal Block: **0**

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

Legal Description: **E C H ADD 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: **7800**

---------- 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 ---

1ST 1/2 Year Gross Tax: **$ 161.90**

1ST Homestead Credit: **$ 0.00**

1ST Replacement Credit: **$ 0.00**

Circuit Breaker Cap 1ST Installment: **$ 83.90**

1ST Net This Installment: **$ 78.00**

--- Fall Tax Charge ----

2ND 1/2 Year Gross Tax: **$ 161.90**

2ND Homestead Credit: **$ 0.00**

2ND Replacement Credit: **$ 0.00**

Circuit Breaker Cap 2ND Installment: **$ 83.90**

2ND Net This Installment: **$ 78.00**
<table>
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<th>--- Fall Tax &amp; Assessments Due ---</th>
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<td>Spring Amount Due:</td>
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</table>
702 W. Main Street

Listed as ca. 1890 in the county records. It was not identified in the Interim Report and the National Register nomination is mute on construction date. It is Carpenter-Builder in style. The garage was constructed ca. 1940. The house has suffered some loss of integrity through the application of synthetic siding and other modifications. In the mid-1980’s, the house was deemed contributing to the Old West End District in the NRHP nomination.

The property has an assessed value of $35,100, is $2368 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 home would likely require new plumbing, electrical, and mechanical systems and extensive other work. It needs significant repairs to a portion of the foundation. At 1532 square feet, a rehabilitation would cost toward the high end of the estimated range of $45,960 to $91,920 which is 1 ½ to 3 times the assessed value.

Although under a demolition order, the owner has submitted a rehabilitation schedule to the UBHA. In the UBHA system for a year and a half (since April 2009), the owner has minimal funds, and has shown scant progress toward rehabilitation and repeatedly fails to complete promised work. If he cannot show credible progress toward rehabilitation in the near future, demolition is proposed.
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

City of Muncie, Indiana
702 W. Main St.

Photo 7: East side of rear addition

Photo 8: Opening in foundation

Photo 9: Interior

Photo 10: Detached garage at rear of house
### Summary

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### Owner

**BENAVIDES RUBY C**

702 W MAIN ST

MUNCIE, IN 47305

### Taxing District

**County:** Delaware

**Township:** CENTER TOWNSHIP

**State District:** 003 MUNCIE

**Local District:** 003

**School Corp:** MUNCIE COMMUNITY

**Neighborhood:** 131090-003 NEEDLES 100-100 120 DC

### Site Description

**Topography:** Flat

**Public Utilities:** Electricity, Gas, Sewer, Water

**Street or Road:** Paved

**Area Quality:** Static

**Parcel Acreage:** 0.06

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### Residential Dwellings

**Description:** Single-Family

**Story Height:** 2

**Finished Area:** 1532

**# Fireplaces:** 1

**Heat Type:** Central Warm Air

**Air Cond:** 0

**Accommodations:**

- Bed rooms: 2
- Living Rooms: 0
- Dining Rooms: 0
- Family Rooms: 0
- Finished Rooms: 8

- # TF
- Full Baths: 1
- Half Baths: 0
- Kitchen Sinks: 1
- Water Heaters: 1
- Add Fixtures: 0

**Floor Constr Base Finish**

- 1 Wood Frame 946 946
- 2 Wood Frame 586 586

**Exterior Feature**

- Porch, Open Frame 156
  - # TF
  - Full Baths: 1
  - Half Baths: 0
  - Kitchen Sinks: 1
  - Water Heaters: 1
  - Add Fixtures: 0

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**Tax Bill Report**

Click here to view the tax bill for this parcel.

No data available for the following modules: Commercial Buildings. Click here for help.

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**Announcements:**

- Clinton County, IN now available in beacon!
- Search across multiple counties with Guidepost!
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.: **181109456021000003**  
Tax Unit: **003 MUNCIE**  
Tax Year: **"2009 Pay 2010"**

Owner Name 1: **BENAVIDES RUDY C.**

Property Address: **702 MAIN**

Mailing Address: **702 WEST MAIN STREET MUNCIE Indiana 47303**

Legal STR: **92010**  
Legal Section:  
Legal Block: **0**

Legal Plat:  
Legal Sub:  
Legal Lot No.: **0**

Legal Description: **PT SE QTR**

Inlot: **0, 0, 0, 0, 0, 0, 0, 0**  
Outlot: **0, 0**  
Acreage: **0.06**  
Transfer Date: **0000-00-00**

Book: **0**  
Page: **0**  
State Usage Code: **0**

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

Land & Improvements: **35100**

--------- Exemptions ---------

Homestead: **25974**  
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: **$ 189.42**  
2ND 1/2 Year Gross Tax: **$ 189.42**

1ST Homestead Credit: **$ 37.98**  
2ND Homestead Credit: **$ 37.98**

1ST Replacement Credit: **$ 0.00**  
2ND Replacement Credit: **$ 0.00**

Circuit Breaker Cap 1ST Installment: **$ 0.00**  
Circuit Breaker Cap 2ND Installment: **$ 0.00**

1ST Net This Installment: **$ 151.44**  
2ND Net This Installment: **$ 151.44**
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© 2010 Delaware County Tax Information Online
921 W. Charles Street

Listed as ca. 1910 in the National Register nomination and in the Interim Report and 1880 in the county records, this home is Carpenter Builder in style. It has suffered some loss of integrity through the application of synthetic siding and other modifications. In the mid-1980’s, the house was deemed contributing to the Old West End District in the NRHP nomination and in the Interim Report.

The property has an assessed value of only $12,800, is $2744 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 home would likely require new plumbing, electrical, and mechanical systems and extensive other work. The roofing material is almost completely gone on the south face of the roof, resulting in major water damage. At 1588 square feet, a rehabilitation would cost toward the high end of the estimated range of $47,640 to $95,280 which is 3 ½ to nearly 7 ½ times the assessed value. While the value would surely increase if the house was rehabilitated, it would nonetheless be worth far less than the cost of rehab.
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District
City of Muncie, Indiana
921 W. Charles St.

Photo 1: Front (North) Façade
Photo 2: North/East Façades
Photo 3: Yard & Rear (South) façade
Photo 4: East Porch
Photo 5: West Side
Photo 6: Rear (South) Façade

Photo 7: Roofs viewed from the south

Photo 8: Outbuilding
Parcel ID: 1116129002000
Alternate ID: 18-11-16-129-002.000-003
Property Address: 921 W CHARLES ST
Brief Tax Description: PROUDS 2ND ADD E 1/2 0.0000Acres STR: 162010 IN: 20 OUT:
(Note: Not to be used on legal documents)
Class: 520: 2 Family Dwell - Platted Lot

Owner:
HOUSTON JEREMIAH
921 W CHARLES ST
MUNCIE, IN 47305

Taxing District:
County: Delaware
Township: CENTER TOWNSHIP
State Dist: COUNTY
Local Dist: 003
School Corp: MUNCIE COMMUNITY
Neighborhood: 131090-003 NEEDLES 100-100 120 DC

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

Residential Dwellings:
Description: Duplex
Story Height: 2
Finished Area: 1588
# Fireplaces: 0
Heat Type: Central Warm Air
Air Cond: 0
Accomodations: Bedrooms: 4
Living Rooms: 0
Dining Rooms: 0
Family Rooms: 0
Finished Rooms: 8

| Full Baths | 2 |
| Half Baths | 0 |
| Kitchen Sinks | 2 |
| Water Heaters | 2 |
| Add Fixtures | 0 |

Improvements:
Descri | PC | Year Built | Eff Year | Cond | LCM | Size | Nbhd Factor | Mrkt Factor |
--- | --- | --- | --- | --- | --- | --- | --- | --- |
Duplex | 100 | 1880 | 1880 | P | 1.01 | 1588 | 0.8 | 0.711 |
Utility Shed | 100 | 1940 | 1940 | A | 1.01 | 84 | 0.8 | 1 |

Transfer History:
Date: 3/1/2009
New Owner: HOUSTON JEREMIAH
Doc ID: 
Book/Page: 
Sale Price: $0.00

Sales Disclosures:
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8/9/1994 | $7,000 | 1 | N |
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### Tax Bill Report

Click here to view the tax bill for this parcel.

No data available for the following modules: Commercial Buildings. Click here for help.

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Announcements:

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- Search across multiple counties with Guidepost!
### Delaware County Real Estate Tax Inquiry for Year of "2009 Pay 2010".

--- Not for Official Use! ---

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<td>Owner Name 1: HOUSTON JEREMIAH</td>
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**Property Address:** 921 CHARLES

**Mailing Address:** 921 W CHARLES ST MUNCIE Indiana 47305-2237

Legal STR: 162010  
Legal Section:  
Legal Block: 0

Legal Plat:  
Legal Sub:  
Legal Lot No.: 20

Legal Description: PROUDS 2ND ADD E 1/2 Lot # 20

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**Legal Usage Code:** 0

--- Assessed Value -----

**Land & Improvements:** 12800

--- Exemptions ---

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--- Spring Tax Charge ---

| 1ST 1/2 Year Gross Tax: $ 265.68 |
| 1ST Homestead Credit: $ 0.00 |
| 1ST Replacement Credit: $ 0.00 |
| Circuit Breaker Cap 1ST Installment: $ 137.68 |
| 1ST Net This Installment: $ 128.00 |

--- Fall Tax Charge ----

| 2ND 1/2 Year Gross Tax: $ 265.68 |
| 2ND Homestead Credit: $ 0.00 |
| 2ND Replacement Credit: $ 0.00 |
| Circuit Breaker Cap 2ND Installment: $ 137.68 |
| 2ND Net This Installment: $ 128.00 |
### Spring Tax & Assessments Due
- **Spring Taxes:** $128.00
- **Ditches:** $0.00
- **Storm Water:** $11.40
- **Delinquent’s:** $2,744.23
  (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)
- **Spring Amount Due:** $2,883.63

### Fall Tax & Assessments Due
- **Fall Taxes:** $128.00
- **Ditches:** $0.00
- **Storm Water:** $0.00
- **Fall Amount Due:** $128.00

© 2010 Delaware County Tax Information Online
1009 W. Charles Street

Listed as ca. 1900 in the National Register nomination and in the Interim Report and 1890 in the county records, this home is Carpenter Builder in style. It has suffered some loss of integrity through the application of synthetic siding, division into 2 units, porch alterations, addition of an exterior stair, and other modifications. In the mid-1980’s, the house was deemed contributing to the Old West End District in the NRHP nomination and in the Interim Report.

The property has an assessed value of only $25,700, is $2306 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 home would likely require new plumbing, electrical, and mechanical systems and extensive other work. A leaking roof has resulted in significant water damage. At 1718 square feet, a rehabilitation would cost toward the high end of the estimated range of $51,540 to $103,080 which is 2 to 4 times the assessed value.
Photograph 1: Front (North) Façade

Photograph 2: North and West Façades

Photograph 3: West Side

Photograph 4: Rear (South) Façade

Photograph 5: Rear (South) Façade

Photograph 6: Opening to crawlspace
Photograph 7: View of rear room with water-damaged ceiling

Photograph 8: View of west bedroom

Photograph 9: View of west bedroom

Photograph 10: View of east rooms
Parcel ID: 1116130034000
Alternate ID: 18-11-16-130-034.000-003
Property Address: 1009 W CHARLES ST
Brief Tax Description: A L ORCUTT ADD PT 0.0000Acres STR: 162010 IN: 2 OUT:
(Note: Not to be used on legal documents)
Class: 530: 3 Family Dwell - Platted Lot

Owner:
HUBER PHIL
310 S COUNCIL
MUNCIE, IN 47305

Taxing District:
County: Delaware
Township: CENTER TOWNSHIP
State District: 003 MUNCIE
Local District: 003
School Corp: MUNCIE COMMUNITY

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

Residential Dwellings:
Description: Triplex
Story Height: 2
Finished Area: 1718
# Fireplaces: 0
Heat Type: Central Warm Air
Accomodations:
Bedrooms: 3
Living Rooms: 0
Dining Rooms: 0
Family Rooms: 0
Finished Rooms: 9

Improvements:
Descr | PC | Grade | Year Built | Eff Year | Cond | LCM | Size | Nbhd | Market Factor
----- | ---- | ------ | ---------- | --------- |----- |----- |----- |----- |------- 
Triplex | 100 | D | 1890 | 1890 | F | 1.01 | 1718 | 0.8 | 0.711

Transfer History:
Date | New Owner | Doc ID | Book/Page | Sale Price
----- |------------ |------- |------------ |----------- 
3/1/2009 | HUBER PHIL | | | $0.00

Sales Disclosures:
Sale Date | Sale Price | Parcel Count | Valid
--------- |------------ |-------------- |------ 
5/8/2006 | $200 | 1 | N
5/1/2006 | $3,049 | 1 | N
4/13/1999 | $36,000 | 1 | N

Valuation:

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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.

Announcements:

- Clinton County, IN now available in beacon!
- Search across multiple counties with Guidepost!
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**

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

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-------- Exemptions --------

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<tr>
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<td>1ST Replacement Credit:</td>
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<td>Circuit Breaker Cap 1ST Installment:</td>
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<td>1ST Net This Installment:</td>
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--- Fall Tax Charge ----

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<td>Circuit Breaker Cap 2ND Installment:</td>
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### Spring Tax & Assessments Due

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<td>Delinquent's</td>
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(For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)

Spring Amount Due: **$2,574.82**

### Fall Tax & Assessments Due

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© 2010 Delaware County Tax Information Online
521 S. Council Street

Listed as ca. 1885 in the county records, this home is Carpenter Builder in style. It is outside, but immediately adjacent to the Old West End Historic District. It has suffered loss of integrity through addition of a brick porch and additions to the rear. The interior is essentially stripped to bare studs. In the mid-1980’s, this house was apparently not deemed significant, otherwise the Old West End District boundary would have been drawn to include it. The house was not identified in the *Interim Report*.

The property has an assessed value of $4,500, is $1084 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, poorly maintained before that, and the victim of misguided rehabilitation efforts that essentially gutted it, this home would require new plumbing, electrical, and mechanical systems and extensive other work. At 2160 square feet, a rehabilitation would cost toward the high end of the estimated range of $64,800 to $129,600 which is many times the assessed value. While the value would surely increase if the house was rehabilitated, it would nonetheless be worth far less than the cost of rehab.

The demolition of this home would alter the viewshed of this southern portion of the Old West End district. It is immediately south of 515 S. Council Street, which is also vacant and in disrepair, but which is not proposed for demolition and for which hope remains for rehabilitation. 515 S. Council was one of Muncie’s first hospitals. The extremely close proximity of 521 to this large building and to its neighbor to the south, and its condition, may well be inhibiting efforts to find someone to take on a project at 515. Demolition could potentially have a positive effect on the district.
2010 Proposed Historic District Demolitions
APPENDIX E: Old West End Historic District

City of Muncie, Indiana
521 S. Council St.

Photo 1: Front (East) Facade

Photo 2: Rear (West) Facade

Photo 3: Northwest corner

Photo 4: Rear (West) Facade
Photo 5: North side

Photo 6: View from front door. Home is essentially stripped to bare framing

Photo 7: Gap in siding at rear addition

Photo 8: Opening to basement
Summary
Parcel ID 1116218018000
Alternate ID 18-11-16-218-018.000-003
Property Address 521 S COUNCIL ST
Brief Tax Description PT NWQTR NEQTR COUNCIL ST 0.1600Acres STR: 162010 IN: OUT:
(Note: Not to be used on legal documents)
Class 510: 1 Family Dweli - Platted Lot

Owner
HUBER PHIL
310 S COUNCIL
MUNCIE, IN 47305

Taxing District
County: Delaware
Township: CENTER TOWNSHIP
State District: 003 MUNCIE
Local District: 003
School Corp: MUNCIE COMMUNITY
Neighborhood: 131090-003 NEEDLES 100-100 120 DC

Site Description
Topography: Flat
Public Utilities: Electricity, Gas, Sewer, Water
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 0.16

Land

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Residential Dwellings
Description Single-Family
Story Height 2
Finished Area 2160
# Fireplaces 0
Heat Type No Heat, Gravity
Air Cond 0
Accommodations Bedrooms: 4 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 8

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Improvements

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Transfer History
Date New Owner Doc ID Book/Page Sale Price
3/1/2009 HUBER PHIL 0.00

Sales Disclosures
Sale Date Sale Price Parcel Count Valid
5/8/2006 $200 1 N
5/1/2006 $491 1 N
11/27/2000 $5,000 1 N
6/24/1998 $4,500 1 N

Valuation
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**Announcements:**

Search across multiple counties with Guidepost!

---

---|---|---|---|---|---
Land | $3,200 | $3,400 | $3,400 | $3,700 | $4,000
Land Res | $3,200 | $0 | $0 | $0 | $0
Land Non Res | $0 | $3,400 | $3,400 | $0 | $0
Improvement | $800 | $1,100 | $1,100 | $1,100 | $1,300
Imp Res | $800 | $0 | $0 | $0 | $0
Imp Non Res | $0 | $1,100 | $1,100 | $0 | $0
Total | $4,000 | $4,500 | $4,500 | $4,800 | $5,300
Total Res | $4,000 | $0 | $0 | $0 | $4,000
Total Non Res | $0 | $4,500 | $4,500 | $0 | $1,300

---

Click here to view the tax bill for this parcel.

No data available for the following modules: Commercial Buildings. Click here for help.
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**

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Owner Name 1: **HUBER PHIL**

Property Address: **521 COUNCIL**

Mailing Address: **310 S COUNCIL ST MUNCIE Indiana 47305-2201**

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Legal Description: **PT NWQTR NEQTR COUNCIL ST**

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

Land & Improvements: **4500**

--------- Exemptions ---------

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--- Spring Tax Charge ---

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<td>Weed Cuts, Barretts,</td>
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<td>Line Fences, etc.)</td>
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<tr>
<td>Spring Amount Due:</td>
<td>$1,140.54</td>
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