

# 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.

**2010 Proposed Historic District Demolitions**  
APPENDIX E: Old West End Historic District

**City of Muncie, Indiana**  
115 S. Council St.



Photo 1: Front (East) and North Sides



Photo 2: Front (East) and South Sides



Photo 5: Porch detail



Photo 4: Rear (West) and South sides



Photo 6: Rear door

Summary

**Parcel ID** 1109461015000  
**Alternate ID** 18-11-09-461-015.000-003  
**Property Address** 115 S COUNCIL ST  
 , IN 0  
**Brief Tax Description** J D ADD N 40 FT 0.0000Acres STR: 092010 IN: 8 OUT:  
 (Note: Not to be used on legal documents)  
**Class** 510: 1 Family Dwell - Platted Lot

Owner

ST PETER'S ROCK FOUNDATION IN CHRIST  
 115 S COUNCIL 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

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		40	62	40x62	\$100	\$71	\$2,840	0	\$4,530

Residential Dwellings

<b>Description</b>	Single-Family	<b>Floor</b>	<b>Constr</b>	<b>Base</b>	<b>Finish</b>
<b>Story Height</b>	1	1	Wood Frame	945	945
<b>Finished Area</b>	945	C		945	0
<b># Fireplaces</b>	0	<b>Exterior Feature</b>		<b>Area</b>	
<b>Heat Type</b>	Central Warm Air	Porch, Open Frame		148	
<b>Air Cond</b>	0				
<b>Accommodations</b>	Bedrooms: 2 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 4				
	<b>#</b>	<b>TF</b>			
<b>Full Baths</b>	1	3			
<b>Half Baths</b>	0	0			
<b>Kitchen Sinks</b>	1	1			
<b>Water Heaters</b>	1	1			
<b>Add Fixtures</b>	0	0			

Improvements

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

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	ST PETER'S ROCK FOUNDATION IN CHRIST			\$0.00

Sales Disclosures

Sale Date	Sale Price	Parcel Count	Valid
2/4/2005	\$0	1	N
12/10/1999	\$8,700	1	N
3/17/1998	\$8,000	1	N

Valuation



**Delaware County, IN**  
 100 W. Main  
 Muncie, IN 47305  
[www.co.delaware.in.us](http://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

Assessment Year Reason	2009 Annual Adjustment	2008 Annual Adjustment	2007 Annual Adjustment	2006 Annual Adjustment	2005 MISCELLANEOUS
Land	\$4,500	\$4,500	\$5,000	\$5,400	\$2,800
Land Res	\$0	\$0	\$0	\$0	\$0
Land Non Res	\$4,500	\$4,500	\$0	\$0	\$0
Improvement	\$10,100	\$10,000	\$10,800	\$12,000	\$10,400
Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$10,100	\$10,000	\$0	\$0	\$0
<b>Total</b>	<b>\$14,600</b>	<b>\$14,500</b>	<b>\$15,800</b>	<b>\$17,400</b>	<b>\$13,200</b>
Total Res	\$0	\$0	\$0	\$5,400	\$0
Total Non Res	\$14,600	\$14,500	\$0	\$12,000	\$0

 Tax Bill Report 

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

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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, Indiana

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## Delaware County Tax Information Online

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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.: 181109461015000003 Tax Unit: 003 MUNCIE Tax Year: "2009 Pay 2010"

Owner Name 1: ST PETER'S ROCK FOUNDATION IN CHRIST

Property Address: 115 COUNCIL

Mailing Address: 115 S COUNCIL ST MUNCIE Indiana 47305-1510

Legal STR: 92010 Legal Section: Legal Block: 0

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

Legal Description: J D ADD N 40 FT Block # 1 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: 14600

----- 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: \$ 0.00 2ND 1/2 Year Gross Tax: \$ 0.00

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: \$ 0.00 Circuit Breaker Cap 2ND Installment: \$ 0.00

1ST Net This Installment: \$ 0.00 2ND Net This Installment: \$ 0.00

<b>--- Spring Tax &amp; Assessments Due ---</b>	<b>--- Fall Tax &amp; Assessments Due ---</b>
Spring Taxes: \$ 0.00	Fall Taxes: \$ 0.00
Ditches: \$ 0.00	Ditches: \$ 0.00
Storm Water: \$ 11.40	Storm Water: \$ 0.00
Delinquent's: \$ 41.04 (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ 0.00
Spring Amount Due: \$ 52.44	

[Back](#)

## 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



Photo 7: Living space



Photo 8: Stair



Photo 9: Second floor bedroom & vandalism



Photo 10: 2<sup>nd</sup> 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** 418 S PROUD ST  
 418 1/2 S PROUD ST, IN 0  
**Brief Tax Description** 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

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		26	125	26x125	\$100	\$102	\$2,652	0	\$3,920

Residential Dwellings

Description	Duplex	Floor	Constr	Base	Finish
<b>Story Height</b>	2	1	Wood Frame	1026	1026
<b>Finished Area</b>	2104	2	Wood Frame	1078	1078
<b># Fireplaces</b>	0	C		1026	0
<b>Heat Type</b>	Central Warm Air	<b>Exterior Feature</b>			
<b>Air Cond</b>	0	Porch, Open Frame			
<b>Accommodations</b>	Bedrooms: 4 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 10	Porch, Open Frame			
	<b>#</b>	<b>TF</b>	<b>Area</b>		
<b>Full Baths</b>	2	6	206		
<b>Half Baths</b>	0	0	52		
<b>Kitchen Sinks</b>	2	2			
<b>Water Heaters</b>	2	2			
<b>Add Fixtures</b>	0	0			

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Duplex	100	D+2	1885	1885	A	1.01	2104	0.8	0.711

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	NATIONAL LOAN INVESTORS LP			\$0.00

Sales Disclosures

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

Valuation

Assessment Year	2010	2009	2008	2007	2006
<b>Reason</b>	Annual Adjustment				



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**Treasurer:**  
 John Dorer  
 (765) 747-7808

Land	\$3,900	\$4,300	\$4,300	\$4,800	\$5,200
Land Res	\$0	\$0	\$0	\$0	\$0
Land Non Res	\$3,900	\$4,300	\$4,300	\$0	\$0
Improvement	\$28,400	\$38,700	\$38,300	\$41,200	\$45,700
Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$28,400	\$38,700	\$38,300	\$0	\$0
<b>Total</b>	<b>\$32,300</b>	<b>\$43,000</b>	<b>\$42,600</b>	<b>\$46,000</b>	<b>\$50,900</b>
Total Res	\$0	\$0	\$0	\$0	\$5,200
Total Non Res	\$32,300	\$43,000	\$42,600	\$0	\$45,700

 Tax Bill Report

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## Delaware County Tax Information Online

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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.: 181116212008000003 Tax Unit: 003 MUNCIE Tax Year: "2009 Pay 2010"

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, 0

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

Book: 0 Page: 0 State Usage 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 ---

1ST 1/2 Year Gross Tax: \$ 892.51

2ND 1/2 Year Gross Tax: \$ 892.51

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: \$ 462.51

Circuit Breaker Cap 2ND Installment: \$ 462.51

1ST Net This Installment: \$ 430.00

2ND Net This Installment: \$ 430.00

--- Spring Tax & Assessments Due ---	--- Fall Tax & Assessments Due ---
Spring Taxes: \$ 430.00	Fall Taxes: \$ 430.00
Ditches: \$ 0.00	Ditches: \$ 0.00
Storm Water: \$ 11.40	Storm Water: \$ 0.00
Delinquent's: \$ 21,691.22 (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ 430.00
<b>Spring Amount Due: \$ 22,132.62</b>	

[Back](#)

## 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



Photo3 : South Façade



Photo 4: Detail of Roof Damage



Photo 5: South Façade in Summer



Photo 6: East & South Sides

**2010 Proposed Historic District Demolitions**  
APPENDIX E: Old West End Historic District

**City of Muncie, Indiana**  
439 S. Proud St.



Photo 7: Dining area



Photo 8: Dining area, Living Room



Photo 9: Living Room



Photo 10: Bedroom



Photo 11: Enclosed porch



Photo 9: Kitchen



Parcels

Summary

**Parcel ID** 1116211011000  
**Alternate ID** 18-11-16-211-011.000-003  
**Property Address** 439 S PROUD ST  
 , IN 0  
**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

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		32	125	32x125	\$100	\$102	\$3,264	0	\$4,820

Residential Dwellings

<b>Description</b>	Single-Family	<b>Floor</b>	<b>Constr</b>	<b>Base</b>	<b>Finish</b>
<b>Story Height</b>	1	1	Wood Frame	884	884
<b>Finished Area</b>	884	B		884	0
<b># Fireplaces</b>	0	<b>Exterior Feature</b>		<b>Area</b>	
<b>Heat Type</b>	Central Warm Air	Porch, Enclosed Frame		60	
<b>Air Cond</b>	884	Porch, Enclosed Frame		104	
<b>Accommodations</b>	Bedrooms: 2 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 6				
	<b>#</b>	<b>TF</b>			
<b>Full Baths</b>	1	3			
<b>Half Baths</b>	0	0			
<b>Kitchen Sinks</b>	1	1			
<b>Water Heaters</b>	1	1			
<b>Add Fixtures</b>	0	0			

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family	100	D	1890	1890	F	1.01	884	0.8	0.711

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	HOLT WILLIAM & CARLA & RAMONA MARLENE			\$0.00

Sales Disclosures

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

Valuation



**Delaware County, IN**  
 100 W. Main  
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**Assessor:**  
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**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	\$5,300	\$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

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# Delaware County, Indiana

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## Delaware County Tax Information Online

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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.: 181116211011000003 Tax Unit: 003 MUNCIE Tax Year: "2009 Pay 2010"

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

Property Address: 439 PROUD

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

Legal STR: 162010 Legal Section: Legal Block: 0

Legal Plat: Legal Sub: Legal Lot No.: 50

Legal Description: P 2 ADD EX N 30 FT Lot # 50

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: 23200

----- 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: \$ 481.54 2ND 1/2 Year Gross Tax: \$ 481.54

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: \$ 249.54 Circuit Breaker Cap 2ND Installment: \$ 249.54

1ST Net This Installment: \$ 232.00 2ND Net This Installment: \$ 232.00

<b>--- Spring Tax &amp; Assessments Due ---</b>	<b>--- Fall Tax &amp; Assessments Due ---</b>
Spring Taxes: \$ 0.00	Fall Taxes: \$ 232.00
Ditches: \$ 0.00	Ditches: \$ 0.00
Storm Water: \$ 0.00	Storm Water: \$ 0.00
Delinquent's: \$ 0.00 (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ 232.00
Spring Amount Due: \$ 0.00	

[Back](#)

## 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.



Photo 1: Front (North) Façade

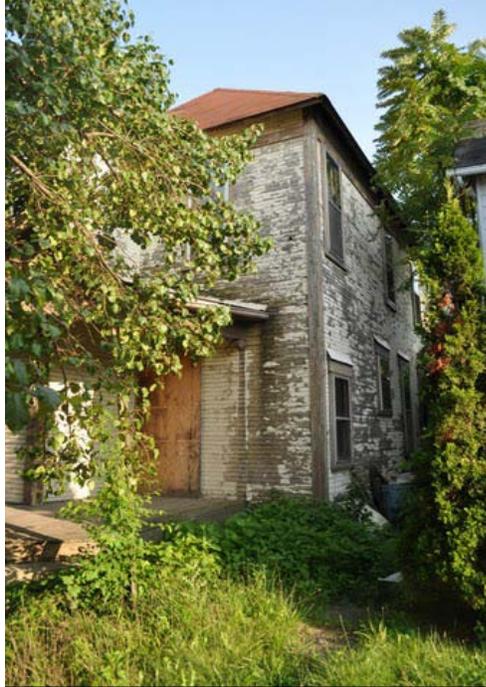


Photo 2: North & West Sides



Photo 3: East Façade, south end



Photo 4: Collapsing rear balcony



Photo 5: Front Porch



Photo 6: East Façade



Summary

**Parcel ID** 1109462007000  
**Alternate ID** 18-11-09-462-007.000-003  
**Property Address** 503 W MAIN ST  
 , IN 0  
**Brief Tax Description** JACKSON DON ADD N END 65 2 3 FT 0.0000Acres 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

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		62	65	62x65	\$100	\$73	\$4,526	0	\$7,230

Residential Dwellings

<b>Description</b>	Single-Family	<b>Floor</b>	<b>Constr</b>	<b>Base</b>	<b>Finish</b>
<b>Story Height</b>	2	1	Wood Frame	1292	1292
<b>Finished Area</b>	2536	2	Wood Frame	1244	1244
<b># Fireplaces</b>	2	A		446	0
<b>Heat Type</b>	Central Warm Air	C		983	0
<b>Air Cond</b>	0	S		261	0
<b>Accommodations</b>	Bedrooms: 0 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 0	<b>Exterior Feature</b>		<b>Area</b>	
		Patio, Treated Pine		16	
		Porch, Open Frame		180	
	<b># TF</b>				
<b>Full Baths</b>	2 6				
<b>Half Baths</b>	0 0				
<b>Kitchen Sinks</b>	1 1				
<b>Water Heaters</b>	1 1				
<b>Add Fixtures</b>	2 2				

Improvements

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

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	CLARK GREGORY E			\$0.00

Valuation

Assessment Year	2009	2008	2007	2006	2005
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
<b>Land</b>	<b>\$7,200</b>	<b>\$7,200</b>	<b>\$8,000</b>	<b>\$8,700</b>	<b>\$4,500</b>
<b>Land Res</b>	\$0	\$0	\$0	\$0	\$0
<b>Land Non Res</b>	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	<b>\$41,700</b>	<b>\$41,300</b>	<b>\$44,400</b>	<b>\$49,300</b>	<b>\$42,800</b>



**Delaware County, IN**  
 100 W. Main  
 Muncie, IN 47305  
[www.co.delaware.in.us](http://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

Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$48,900</b>	<b>\$48,500</b>	<b>\$52,400</b>	<b>\$58,000</b>	<b>\$47,300</b>
Total Res	\$0	\$0	\$0	\$8,700	\$0
Total Non Res	\$0	\$0	\$0	\$49,300	\$0

 Tax Bill Report 

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

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## Delaware County Tax Information Online

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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.: 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, 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

--- Spring Tax & Assessments Due ---	--- Fall Tax & Assessments Due ---
Spring Taxes: \$ 733.50	Fall Taxes: \$ 733.50
Ditches: \$ 0.00	Ditches: \$ 0.00
Storm Water: \$ 11.40	Storm Water: \$ 0.00
Delinquent's: \$ 10,900.08 (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ 733.50
Spring Amount Due: \$ 11,644.98	

[Back](#)

## 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



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



Parcels

Summary

**Parcel ID** 1109462006000  
**Alternate ID** 18-11-09-462-006.000-003  
**Property Address** 507 W MAIN ST  
 , IN 0  
**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:** 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

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		31	125	31x125	\$100	\$102	\$3,162	0	\$5,050

Residential Dwellings

Description	Triplex	Floor	Constr	Base	Finish
<b>Story Height</b>	2	1	Wood Frame	1604	1604
<b>Finished Area</b>	2292	2	Wood Frame	688	688
<b># Fireplaces</b>	0	C		1604	0
<b>Heat Type</b>	Central Warm Air				
<b>Air Cond</b>	0				
<b>Accommodations</b>	Bedrooms: 3 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 9				
	<b>#</b>	<b>TF</b>			
<b>Full Baths</b>	3	9			
<b>Half Baths</b>	0	0			
<b>Kitchen Sinks</b>	1	1			
<b>Water Heaters</b>	1	1			
<b>Add Fixtures</b>	4	4			
			<b>Exterior Feature</b>	<b>Area</b>	
			Porch, Enclosed Frame	112	
			Porch, Open Frame	91	

Improvements

Descr	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	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	HANEY P JASON			\$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



**Delaware County, IN**  
 100 W. Main  
 Muncie, IN 47305  
[www.co.delaware.in.us](http://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

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 (765) 747-7804

**Surveyor:**  
**John Kelley**  
 (765) 747-7806

**Treasurer:**  
**John Dorer**  
 (765) 747-7808

## Valuation

Assessment Year	2009	2008	2007	2006	2005
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
Land	\$5,100	\$5,100	\$5,700	\$6,200	\$3,200
Land Res	\$0	\$0	\$0	\$0	\$0
Land Non Res	\$5,100	\$5,100	\$0	\$0	\$0
Improvement	\$40,500	\$40,100	\$43,100	\$47,900	\$39,800
Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$40,500	\$40,100	\$0	\$0	\$0
<b>Total</b>	<b>\$45,600</b>	<b>\$45,200</b>	<b>\$48,800</b>	<b>\$54,100</b>	<b>\$43,000</b>
Total Res	\$0	\$0	\$0	\$6,200	\$0
Total Non Res	\$45,600	\$45,200	\$0	\$47,900	\$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.: 181109462006000003 Tax Unit: 003 MUNCIE Tax Year: "2009 Pay 2010"

Owner Name 1: HANEY P JASON

Property Address: 507 MAIN

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

Legal STR: 92010 Legal Section: Legal Block: 0

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

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

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: 45600

----- 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: \$ 946.48

2ND 1/2 Year Gross Tax: \$ 946.48

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: \$ 490.48

Circuit Breaker Cap 2ND Installment: \$ 490.48

1ST Net This Installment: \$ 456.00

2ND Net This Installment: \$ 456.00

<b>--- Spring Tax &amp; Assessments Due ---</b>	<b>--- Fall Tax &amp; Assessments Due ---</b>
Spring Taxes: \$ <b>456.00</b>	Fall Taxes: \$ <b>456.00</b>
Ditches: \$ <b>0.00</b>	Ditches: \$ <b>0.00</b>
Storm Water: \$ <b>11.40</b>	Storm Water: \$ <b>0.00</b>
Delinquent's: \$ <b>5,878.61</b> (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ <b>456.00</b>
Spring Amount Due: \$ <b>6,346.01</b>	

[Back](#)

## 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.



Photo 1: Front (East) Façade

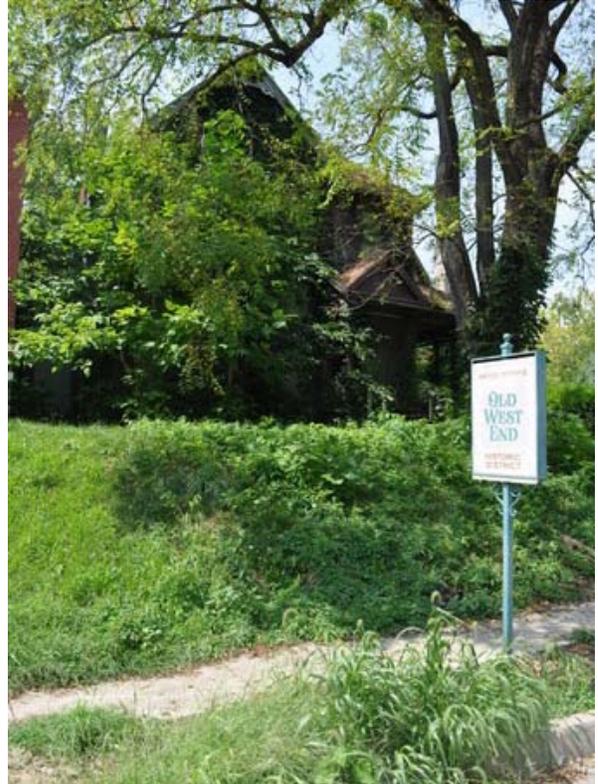


Photo 2: Front (East) Façade



Photo 3: Detail of Front Porch



Photo 4: Detail of Side (North) Porch



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



Parcels

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  
**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:** 0.57

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		51	131	51x131	\$100	\$105	\$5,355	-10	\$7,120

Residential Dwellings

Description	Duplex	Floor	Constr	Base	Finish
<b>Story Height</b>	2	1	Wood Frame	1260	1260
<b>Finished Area</b>	2080	2	Wood Frame	820	820
<b># Fireplaces</b>	0	B		440	0
<b>Heat Type</b>		C		820	0
<b>Air Cond</b>	0				
<b>Accommodations</b>	Bedrooms: 4 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 6	<b>Exterior Feature</b>		<b>Area</b>	
		Porch, Enclosed Frame		80	
		Porch, Open Frame		180	
<b>Full Baths</b>	2	#	TF		
<b>Half Baths</b>	0	2	6		
<b>Kitchen Sinks</b>	2	0	0		
<b>Water Heaters</b>	2	2	2		
<b>Add Fixtures</b>	0	2	2		

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Duplex	100	C	2010	2010	A	1.01	2080	0.8	0.711
OMP (free standing)	100	C	2006	2006	A	1.01	36	0.8	0.711

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	TRANSHIRE HOLDING GROUP LLC			\$0.00

Sales Disclosures

Sale Date	Sale Price	Parcel Count	Valid
10/27/2008	\$0	1	N
2/7/2006	\$30,000	1	N

Valuation



**Delaware County, IN**  
 100 W. Main  
 Muncie, IN 47305  
[www.co.delaware.in.us](http://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  
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**GIS:**  
 Kyle Johnson  
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**Health Dept:**  
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 Angie Moyer - Project Director/Administrator  
 Duke Campbell - Highway Superintendent  
 7700 East Jackson Street  
 Muncie, IN 47302  
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**Plan Commission:**  
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**Recorder:**  
 Jane Lasater  
 (765) 747-7804

**Surveyor:**  
 John Kelley  
 (765) 747-7806

**Treasurer:**  
 John Dorer  
 (765) 747-7808

Assessment Year Reason	2009 Annual Adjustment	2008 Annual Adjustment	2007 Annual Adjustment	2006 Annual Adjustment	2005 MISCELLANEOUS
Land	\$7,700	\$7,700	\$8,500	\$9,200	\$4,800
Land Res	\$0	\$0	\$0	\$0	\$0
Land Non Res	\$7,700	\$7,700	\$0	\$0	\$0
Improvement	\$47,800	\$47,300	\$50,900	\$56,600	\$49,100
Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$47,800	\$47,300	\$0	\$0	\$0
<b>Total</b>	<b>\$55,500</b>	<b>\$55,000</b>	<b>\$59,400</b>	<b>\$65,800</b>	<b>\$53,900</b>
Total Res	\$0	\$0	\$0	\$9,200	\$0
Total Non Res	\$55,500	\$55,000	\$0	\$56,600	\$0

 Tax Bill Report

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

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# Delaware County, Indiana

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## Delaware County Tax Information Online

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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

Parcel No.: 181116218016000003 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, 0, 0, 0

Outlot : 0, 0 Acreage: 0.57 Transfer Date: 0000-00-00

Book: 0 Page: 0 State Usage Code: 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 ---

--- Fall 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

<b>--- Spring Tax &amp; Assessments Due ---</b>	<b>--- Fall Tax &amp; Assessments Due ---</b>
Spring Taxes: \$ 555.00	Fall Taxes: \$ 555.00
Ditches: \$ 0.00	Ditches: \$ 0.00
Storm Water: \$ 11.40	Storm Water: \$ 0.00
Delinquent's: \$ 14,884.00 (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ 555.00
<b>Spring Amount Due: \$ 15,450.40</b>	

[Back](#)

## 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.



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

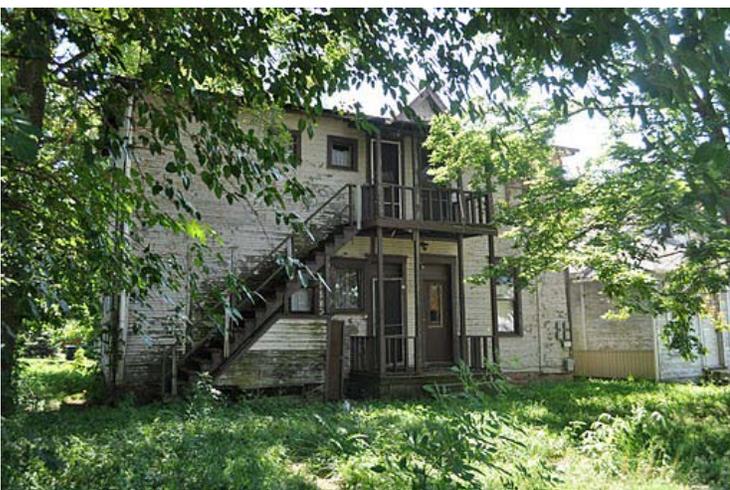


Photo 5: Rear (north) facade



Photo 6: Detail of front porch



Photo 7: Detail of front porch



Photo 8: East side porch and entry

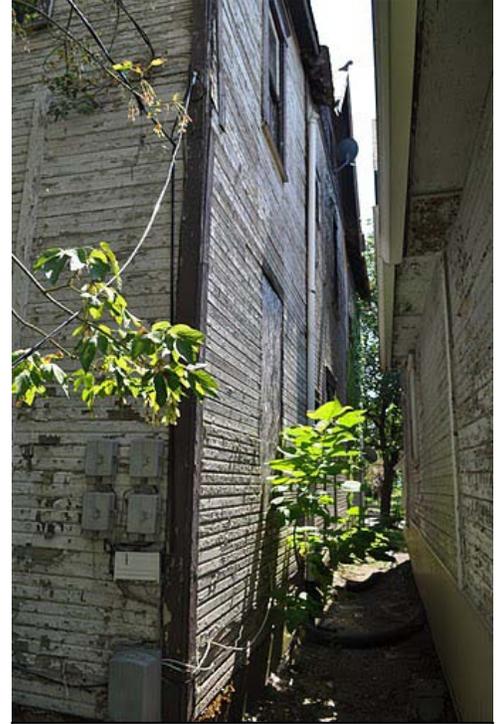


Photo 9: West side (on left)



Photo 10: Bathroom



Photo 11: Stairway



Photo 12: Living Space



Photo 13: Kitchen



Photo 14: Kitchen



Photo 15: Kitchen



Photo 16: Damage to ceiling



Photo 17: Kitchen



**Delaware County, IN**  
 100 W. Main  
 Muncie, IN 47305  
[www.co.delaware.in.us](http://www.co.delaware.in.us)

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**Surveyor:**  
 John Kelley  
 (765) 747-7806

**Treasurer:**  
 John Dorer  
 (765) 747-7808

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

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Fci		51	98	51x98	\$100	\$99	\$5,049	-10	\$4,420

Residential Dwellings

Description	Value	Floor	Constr	Base	Finish
4-6 Family		1	Wood Frame	1250	1250
Story Height	2	2	Wood Frame	1250	1250
Finished Area	2500	B		325	0
# Fireplaces	0	C		925	0
Heat Type	Central Warm Air				
Air Cond	0				
Accommodations	Bedrooms: 0 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 0				
	#	TF			
Full Baths	4	12			
Half Baths	0	0			
Kitchen Sinks	1	1			
Water Heaters	1	1			
Add Fixtures	6	6			

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
4-6 Family	100	C-1	1898	1898	F	1.01	2500	1	0.956

Transfer History

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

Sales Disclosures

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

Valuation

Assessment Year	2009	2008	2007	2006	2005

Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
Land	\$4,000	\$4,200	\$4,100	\$4,100	\$4,100
Land Res	\$0	\$0	\$0	\$0	\$0
Land Non Res	\$4,000	\$4,200	\$0	\$0	\$0
Improvement	\$39,600	\$39,600	\$38,100	\$45,200	\$41,400
Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$39,600	\$39,600	\$0	\$0	\$0
<b>Total</b>	<b>\$43,600</b>	<b>\$43,800</b>	<b>\$42,200</b>	<b>\$49,300</b>	<b>\$45,500</b>
Total Res	\$0	\$0	\$0	\$4,100	\$0
Total Non Res	\$43,600	\$43,800	\$0	\$45,200	\$0

 Tax Bill Report 

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# Delaware County, Indiana

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## Delaware County Tax Information Online

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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.: 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 Usage 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 ---

--- Fall Tax Charge ---

1ST 1/2 Year Gross Tax: \$ 904.96

2ND 1/2 Year Gross Tax: \$ 904.96

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: \$ 468.96

Circuit Breaker Cap 2ND Installment: \$ 468.96

1ST Net This Installment: \$ 436.00

2ND Net This Installment: \$ 436.00

<b>--- Spring Tax &amp; Assessments Due ---</b>	<b>--- Fall Tax &amp; Assessments Due ---</b>
Spring Taxes: \$ <b>436.00</b>	Fall Taxes: \$ <b>436.00</b>
Ditches: \$ <b>0.00</b>	Ditches: \$ <b>0.00</b>
Storm Water: \$ <b>11.40</b>	Storm Water: \$ <b>0.00</b>
Delinquent's: \$ <b>7,139.69</b> (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ <b>436.00</b>
Spring Amount Due: \$ <b>7,587.09</b>	

[Back](#)

## 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 Facade (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)

Summary

**Parcel ID** 1116210001000  
**Alternate ID** 18-11-16-210-001.000-003  
**Property Address** 521 W ADAMS ST  
 , IN 0  
**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 &  
 521 W ADAMS 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:** 0.16

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		64	100	64x100	\$100	\$91	\$5,824	-15	\$7,320

Residential Dwellings

<b>Description</b>	Single-Family	<b>Floor</b>	<b>Constr</b>	<b>Base</b>	<b>Finish</b>
<b>Story Height</b>	2	1	Wood Frame	1448	1448
<b>Finished Area</b>	2896	2	Wood Frame	1448	1448
<b># Fireplaces</b>	0	B		941	0
<b>Heat Type</b>	No Heat, Gravity	C		507	0
<b>Air Cond</b>	0	<b>Exterior Feature</b>		<b>Area</b>	
<b>Accommodations</b>	Bedrooms: 0 Living Rooms: 0 Dining Rooms: 1 Family Rooms: 0 Finished Rooms: 0	Porch, Open Frame		473	
	<b>#</b> <b>TF</b>				
<b>Full Baths</b>	1 3				
<b>Half Baths</b>	0 0				
<b>Kitchen Sinks</b>	1 1				
<b>Water Heaters</b>	1 1				
<b>Add Fixtures</b>	0 0				

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family	100	B	1897	1897	A	1.01	2896	0.8	0.711

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
4/6/2004	\$0	1	N
3/1/2004	\$0	1	N
11/11/2003	\$4,925	1	N

Valuation

Info



**Delaware County, IN**  
 100 W. Main  
 Muncie, IN 47305  
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**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
<b>Land</b>	<b>\$8,000</b>	<b>\$8,000</b>	<b>\$8,900</b>	<b>\$9,600</b>	<b>\$5,000</b>
Land Res	\$8,000	\$8,000	\$0	\$9,600	\$0
Land Non Res	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	<b>\$7,800</b>	<b>\$7,700</b>	<b>\$8,300</b>	<b>\$9,200</b>	<b>\$8,000</b>
Imp Res	\$7,800	\$7,700	\$0	\$9,200	\$0
Imp Non Res	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$15,800</b>	<b>\$15,700</b>	<b>\$17,200</b>	<b>\$18,800</b>	<b>\$13,000</b>
Total Res	\$15,800	\$15,700	\$0	\$9,600	\$0
Total Non Res	\$0	\$0	\$0	\$9,200	\$0

 Tax Bill Report

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# Delaware County, Indiana

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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.: 181116210001000003 Tax Unit: 003 MUNCIE Tax Year: "2009 Pay 2010"

Owner Name 1: HUBER PHILIP P (LIFE EST) PAUL A & MARI

Property Address: 521 ADAMS

Mailing Address: 521 W ADAMS ST MUNCIE Indiana 47305-2309

Legal STR: 162010 Legal Section: Legal Block: 0

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

Legal Description: COUNCIL ST PT LOT 17 SE COR ADAMS

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

Outlot : 0, 0 Acreage: 0.16 Transfer Date: 0000-00-00

Book: 0 Page: 0 State Usage Code: 0

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

Land & Improvements: 15800

----- Exemptions -----

Homestead: 11692 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: \$ 85.26

2ND 1/2 Year Gross Tax: \$ 85.26

1ST Homestead Credit: \$ 17.10

2ND Homestead Credit: \$ 17.10

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: \$ 68.16

2ND Net This Installment: \$ 68.16

--- Spring Tax & Assessments Due ---	--- Fall Tax & Assessments Due ---
Spring Taxes: \$ <b>68.16</b>	Fall Taxes: \$ <b>68.16</b>
Ditches: \$ <b>0.00</b>	Ditches: \$ <b>0.00</b>
Storm Water: \$ <b>11.40</b>	Storm Water: \$ <b>0.00</b>
Delinquent's: \$ <b>4,165.33</b> (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ <b>68.16</b>
Spring Amount Due: \$ <b>4,244.89</b>	

[Back](#)

## 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.

**2010 Proposed Historic District Demolitions**  
APPENDIX E: Old West End Historic District

**City of Muncie, Indiana**  
609 W. Main St.



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



Photo 8: Stair to 2<sup>nd</sup> floor unit



Photo 9: 2<sup>nd</sup> floor apartment



Photo 10: 2<sup>nd</sup> floor hallway



Photo 11: Rear stairs



Photo 12: 2<sup>nd</sup> floor bath



Photo 13: 2<sup>nd</sup> floor bath



Parcels

Summary

**Parcel ID** 1109461005000  
**Alternate ID** 18-11-09-461-005.000-003  
**Property Address** 609 W MAIN ST  
 , IN 0  
**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

**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

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		36	125	36x125	\$100	\$102	\$3,672	0	\$5,860

Residential Dwellings

Description	Value	Floor	Constr	Base	Finish
<b>Description</b> Duplex		1	Wood Frame	1264	1264
<b>Story Height</b> 2.5		1/2	Wood Frame	324	324
<b>Finished Area</b> 2356		2	Wood Frame	768	768
<b># Fireplaces</b> 0		A		768	0
<b>Heat Type</b> Central Warm Air		B		637	0
<b>Air Cond</b> 0		C		627	0
<b>Accommodations</b> Bedrooms: 4 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 8		<b>Exterior Feature</b>		<b>Area</b>	
		Porch, Enclosed Frame		120	
		Stoop, Masonry		16	
		Stoop, Masonry		16	
<b>Full Baths</b> 2	<b>TF</b> 6				
<b>Half Baths</b> 0	0				
<b>Kitchen Sinks</b> 2	2				
<b>Water Heaters</b> 2	2				
<b>Add Fixtures</b> 0	0				

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Duplex	100	D+1	1900	1900	A	1.01	2356	0.8	0.643

Transfer History

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

Sales Disclosures

Sale Date	Sale Price	Parcel Count	Valid
9/19/2008	\$0	4	N
9/9/2003	\$80,000	3	N

Valuation



**Delaware County, IN**  
 100 W. Main  
 Muncie, IN 47305  
[www.co.delaware.in.us](http://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

Assessment Year	2009	2008	2007	2006	2005
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
Land	\$5,900	\$5,900	\$6,600	\$7,100	\$3,700
Land Res	\$0	\$0	\$0	\$0	\$0
Land Non Res	\$5,900	\$5,900	\$0	\$0	\$0
Improvement	\$30,100	\$29,800	\$32,000	\$28,600	\$30,900
Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$30,100	\$29,800	\$0	\$0	\$0
<b>Total</b>	<b>\$36,000</b>	<b>\$35,700</b>	<b>\$38,600</b>	<b>\$35,700</b>	<b>\$34,600</b>
<b>Total Res</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,100</b>	<b>\$0</b>
<b>Total Non Res</b>	<b>\$36,000</b>	<b>\$35,700</b>	<b>\$0</b>	<b>\$28,600</b>	<b>\$0</b>

 Tax Bill Report

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

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## Delaware County Tax Information Online

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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.: 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, 0

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

Book: 0 Page: 0 State Usage 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 ---

--- Fall Tax Charge ---

1ST 1/2 Year Gross Tax: \$ 747.22

2ND 1/2 Year Gross Tax: \$ 747.22

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: \$ 387.22

Circuit Breaker Cap 2ND Installment: \$ 387.22

1ST Net This Installment: \$ 360.00

2ND Net This Installment: \$ 360.00

<b>--- Spring Tax &amp; Assessments Due ---</b>	<b>--- Fall Tax &amp; Assessments Due ---</b>
Spring Taxes: <b>\$ 360.00</b>	Fall Taxes: <b>\$ 360.00</b>
Ditches: <b>\$ 0.00</b>	Ditches: <b>\$ 0.00</b>
Storm Water: <b>\$ 11.40</b>	Storm Water: <b>\$ 0.00</b>
Delinquent's: <b>\$ 4,391.77</b> (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: <b>\$ 360.00</b>
Spring Amount Due: <b>\$ 4,763.17</b>	

[Back](#)

## 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.



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

**City of Muncie, Indiana**  
611 W. Main St.



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



Parcels

Summary

**Parcel ID** 1109461004000  
**Alternate ID** 18-11-09-461-004.000-003  
**Property Address** 611 W MAIN ST  
 , IN 0  
**Brief Tax Description** J D ADD AND HLF ALLEY ADJ W 28 3 4 0.0000Acres 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

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		33	125	33x125	\$100	\$102	\$3,366	0	\$5,370

Residential Dwellings

**Description** Duplex  
**Story Height** 2.5  
**Finished Area** 1872  
**# Fireplaces** 0  
**Heat Type** Central Warm Air  
**Air Cond** 0  
**Accommodations** Bedrooms: 3  
 Living Rooms: 0  
 Dining Rooms: 0  
 Family Rooms: 0  
 Finished Rooms: 7

Floor	Constr	Base	Finish
1	Wood Frame	936	936
1/2	Wood Frame	240	240
2	Wood Frame	696	696
A		696	0
B		466	0
C		470	0

Exterior Feature	Area
Porch, Enclosed Frame	72
Porch, Open Frame	161

	#	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	C-1	1896	1896	A	1.01	1872	0.8	0.575
Detached Garage	100	C	1940	1940	P	1.01	448	0.8	0.711

Transfer History

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

Sales Disclosures

Sale Date	Sale Price	Parcel Count	Valid
9/19/2008	\$0	4	N
9/9/2003	\$80,000	3	N

Valuation



**Delaware County, IN**  
 100 W. Main  
 Muncie, IN 47305  
[www.co.delaware.in.us](http://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:**  
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 Duke Campbell - Highway Superintendent  
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 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	\$5,400	\$5,400	\$6,000	\$6,500	\$3,400
Land Res	\$0	\$0	\$0	\$0	\$0
Land Non Res	\$5,400	\$5,400	\$0	\$0	\$0
Improvement	\$30,500	\$30,200	\$32,500	\$29,200	\$28,600
Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$30,500	\$30,200	\$0	\$0	\$0
<b>Total</b>	<b>\$35,900</b>	<b>\$35,600</b>	<b>\$38,500</b>	<b>\$35,700</b>	<b>\$32,000</b>
<b>Total Res</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,500</b>	<b>\$0</b>
<b>Total Non Res</b>	<b>\$35,900</b>	<b>\$35,600</b>	<b>\$0</b>	<b>\$29,200</b>	<b>\$0</b>

 Tax Bill Report

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

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## Delaware County Tax Information Online

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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

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

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

Book: 0 Page: 0 State Usage 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 ---

--- Fall Tax Charge ---

1ST 1/2 Year Gross Tax: \$ 745.14

2ND 1/2 Year Gross Tax: \$ 745.14

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: \$ 386.14

Circuit Breaker Cap 2ND Installment: \$ 386.14

1ST Net This Installment: \$ 359.00

2ND Net This Installment: \$ 359.00

<b>--- Spring Tax &amp; Assessments Due ---</b>	<b>--- Fall Tax &amp; Assessments Due ---</b>
Spring Taxes: \$ <b>359.00</b>	Fall Taxes: \$ <b>359.00</b>
Ditches: \$ <b>0.00</b>	Ditches: \$ <b>0.00</b>
Storm Water: \$ <b>11.40</b>	Storm Water: \$ <b>0.00</b>
Delinquent's: \$ <b>4,879.72</b> (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ <b>359.00</b>
Spring Amount Due: \$ <b>5,250.12</b>	

[Back](#)

## 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.



Photo 1: Front (North) Facade



Photo 2: Rear (South) Facade



Photo 3: East Side



Photo 4: Hole in roof @ collapsed chimney

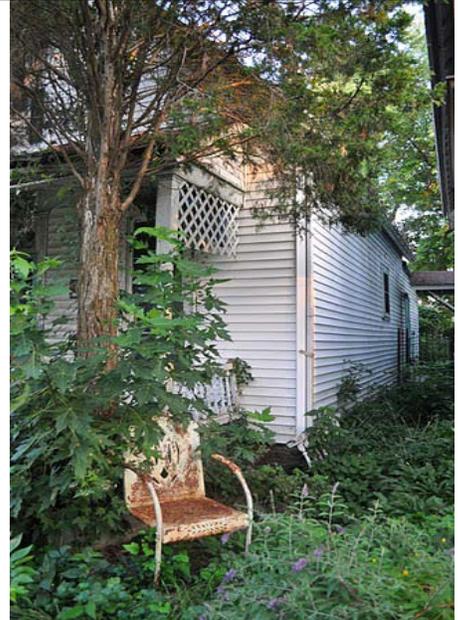


Photo 5: North and West sides



Photo 6: Decay at front porch



Photo 7: Front living space

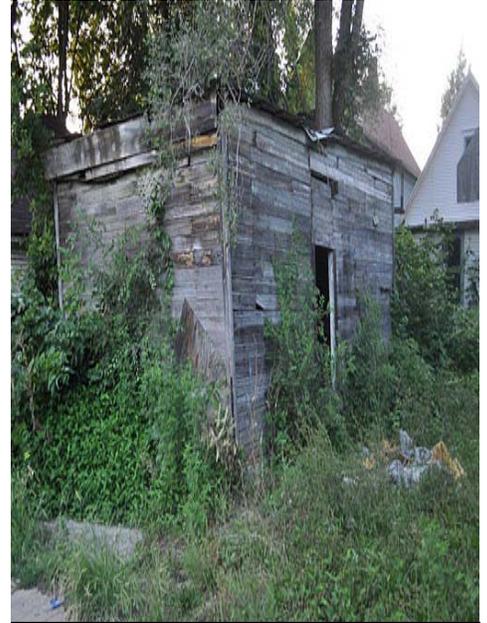


Photo 8: Garage, South and East sides

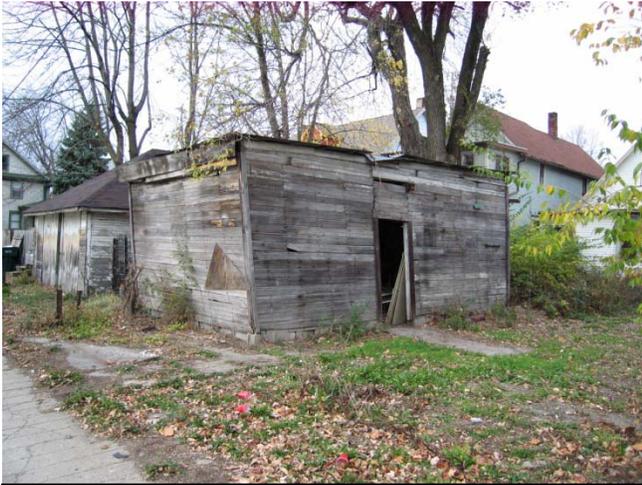


Photo 9: Garage, South and East sides



Photo 10: Front living space



Summary

**Parcel ID** 1109461003000  
**Alternate ID** 18-11-09-461-003.000-003  
**Property Address** 615 W MAIN ST  
 , IN 0  
**Brief Tax Description** JACKSON DONATION/W5FTALLEYADJ E35HL 0.0000Acres STR: 092010 IN: 3 OUT:  
 (Note: Not to be used on legal documents)  
**Class** 510: 1 Family Dwell - 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

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		40	125	40x125	\$100	\$102	\$4,080	0	\$6,510



Residential Dwellings

Description	Single-Family	Floor	Constr	Base	Finish
<b>Story Height</b>	1.5	1	Wood Frame	1152	1152
<b>Finished Area</b>	1872	1/2	Wood Frame	720	720
<b># Fireplaces</b>	0	A		1008	0
<b>Heat Type</b>	Central Warm Air	B		359	0
<b>Air Cond</b>	0	C		929	0
<b>Accommodations</b>	Bedrooms: 2 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 6	<b>Exterior Feature</b>		<b>Area</b>	
		Porch, Open Frame		36	
		Porch, Open Frame		100	
	<b># TF</b>				
<b>Full Baths</b>	1 3				
<b>Half Baths</b>	0 0				
<b>Kitchen Sinks</b>	1 1				
<b>Water Heaters</b>	1 1				
<b>Add Fixtures</b>	0 0				



Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mkrt Factor
Single-Family	100	D	1900	1900	P	1.01	1872	0.8	0.711
Utility Shed	100	E	1980	1980	A	1.01	300	0.8	1



Transfer History

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



Valuation

Assessment Year	2009	2008	2007	2006	2005
<b>Reason</b>	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
<b>Land</b>	\$6,500	\$6,500	\$7,300	\$7,900	\$4,100
<b>Land Res</b>	\$6,500	\$6,500	\$0	\$7,900	\$0
<b>Land Non Res</b>	\$0	\$0	\$0	\$0	\$0



**Delaware County, IN**  
 100 W. Main  
 Muncie, IN 47305  
[www.co.delaware.in.us](http://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

Improvement	\$32,200	\$31,900	\$34,300	\$38,100	\$32,600
Imp Res	\$31,700	\$31,400	\$0	\$37,600	\$0
Imp Non Res	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$38,700</b>	<b>\$38,400</b>	<b>\$41,600</b>	<b>\$46,000</b>	<b>\$36,700</b>
Total Res	\$38,200	\$37,900	\$0	\$7,900	\$0
Total Non Res	\$0	\$0	\$0	\$38,100	\$0

 Tax Bill Report

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

No data available for the following modules: Commercial Buildings, Sales Disclosures. [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.

**Announcements:**

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# Delaware County, Indiana

The Official Source of City and County Government Information



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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.: **181109461003000003** Tax Unit: **003 MUNCIE** Tax Year: "2009 Pay 2010"  
 Owner Name 1: **ELLER GRACE**

Property Address: **615 MAIN**

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

Legal STR: **92010** Legal Section: Legal Block: **0**  
 Legal Plat: Legal Sub: Legal Lot No.: **3**

Legal Description: **JACKSON DONATION/W5FTALLEYADJ E35HL Bloc**

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: **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 ---

--- Fall Tax Charge ---

1ST 1/2 Year Gross Tax: <b>\$ 0.00</b>	2ND 1/2 Year Gross Tax: <b>\$ 0.00</b>
1ST Homestead Credit: <b>\$ 0.00</b>	2ND Homestead Credit: <b>\$ 0.00</b>
1ST Replacement Credit: <b>\$ 0.00</b>	2ND Replacement Credit: <b>\$ 0.00</b>
Circuit Breaker Cap 1ST Installment: <b>\$ 0.00</b>	Circuit Breaker Cap 2ND Installment: <b>\$ 0.00</b>
<b>1ST Net This Installment: \$ 0.00</b>	<b>2ND Net This Installment: \$ 0.00</b>

<b>--- Spring Tax &amp; Assessments Due ---</b>	<b>--- Fall Tax &amp; Assessments Due ---</b>
Spring Taxes: \$ 0.00	Fall Taxes: \$ 0.00
Ditches: \$ 0.00	Ditches: \$ 0.00
Storm Water: \$ 11.40	Storm Water: \$ 0.00
Delinquent's: \$ 1,743.23 (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ 0.00
<b>Spring Amount Due: \$ 1,754.63</b>	

[Back](#)

## 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

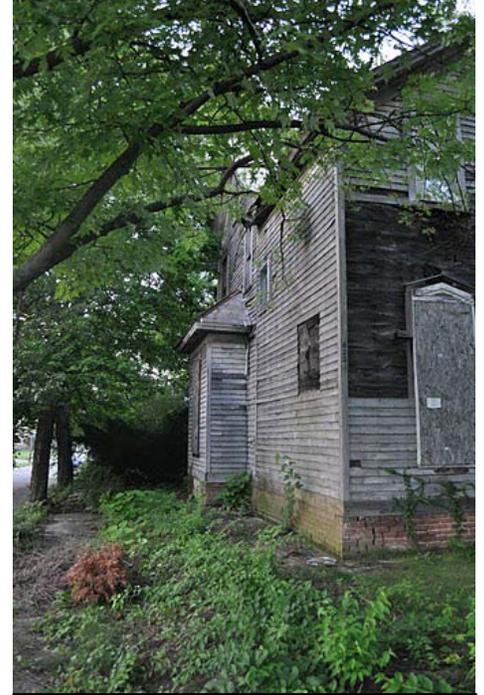
**City of Muncie, Indiana**  
622 W. Howard St.



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

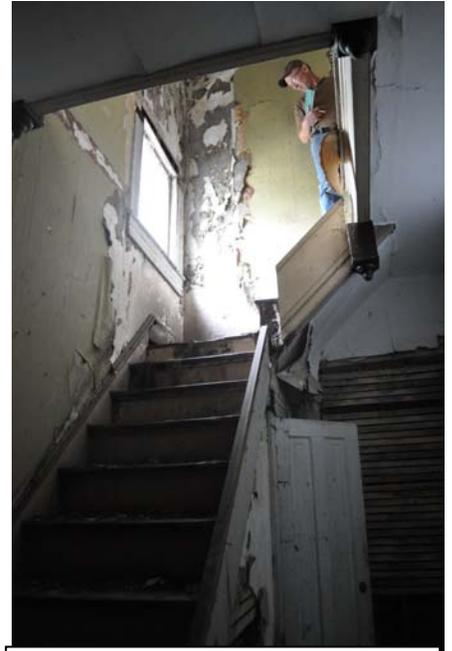
**City of Muncie, Indiana**  
622 W. Howard St.



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



Summary

**Parcel ID** 1116214007000  
**Alternate ID** 18-11-16-214-007.000-003  
**Property Address** 622 W HOWARD ST  
 , IN 0  
**Brief Tax Description** E C H ADD 0.0000Acres STR: 162010 IN: 4 OUT:  
 (Note: Not to be used on legal documents)  
**Class** 520: 2 Family Dwell - Platted Lot

Owner

WEINBERGER JOHN A  
 405 W CHARLES 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

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		38	125	38x125	\$100	\$102	\$3,876	0	\$5,730

Residential Dwellings

<b>Description</b>	Duplex	<b>Floor</b>	<b>Constr</b>	<b>Base</b>	<b>Finish</b>
<b>Story Height</b>	2	1	Wood Frame	1248	1248
<b>Finished Area</b>	2208	2	Wood Frame	960	960
<b># Fireplaces</b>	0	B		1248	0
<b>Heat Type</b>	No Heat, Gravity	<b>Exterior Feature</b>		<b>Area</b>	
<b>Air Cond</b>	0	Porch, Open Frame		6	
<b>Accommodations</b>	Bedrooms: 4 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 8	Porch, Open Frame		96	
	<b>#</b> <b>TF</b>				
<b>Full Baths</b>	2 6				
<b>Half Baths</b>	0 0				
<b>Kitchen Sinks</b>	2 2				
<b>Water Heaters</b>	2 2				
<b>Add Fixtures</b>	0 0				

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Duplex	100	D	1896	1896	A	1.01	2208	0.8	0.711

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2009	WEINBERGER JOHN A			\$0.00

Sales Disclosures

Sale Date	Sale Price	Parcel Count	Valid
9/28/1994	\$0	1	N

Valuation

Assessment Year	2009	2008	2007	2006	2005
<b>Reason</b>	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS



**Delaware County, IN**  
 100 W. Main  
 Muncie, IN 47305  
[www.co.delaware.in.us](http://www.co.delaware.in.us)

**Assessor:**  
 James Carmichael  
 (765) 747-7710

**Auditor:**  
 Judith Rust  
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**Commissioners:**  
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**County Clerk:**  
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**GIS:**  
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 Muncie, IN 47302  
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 (765) 747-7740

**Recorder:**  
 Jane Lasater  
 (765) 747-7804

**Surveyor:**  
 John Kelley  
 (765) 747-7806

**Treasurer:**  
 John Dorer  
 (765) 747-7808

Land	\$6,200	\$6,200	\$6,900	\$7,500	\$3,900
Land Res	\$0	\$0	\$0	\$0	\$0
Land Non Res	\$6,200	\$6,200	\$0	\$0	\$0
Improvement	\$1,600	\$1,500	\$1,700	\$1,800	\$1,600
Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$1,600	\$1,500	\$0	\$0	\$0
<b>Total</b>	<b>\$7,800</b>	<b>\$7,700</b>	<b>\$8,600</b>	<b>\$9,300</b>	<b>\$5,500</b>
Total Res	\$0	\$0	\$0	\$7,500	\$0
Total Non Res	\$7,800	\$7,700	\$0	\$1,800	\$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.](#)

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# Delaware County, Indiana

The Official Source of City and County Government Information



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## Delaware County Tax Information Online

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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.: 181116214007000003 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 ---

--- Fall Tax Charge ---

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

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

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: \$ 83.90

Circuit Breaker Cap 2ND Installment: \$ 83.90

1ST Net This Installment: \$ 78.00

2ND Net This Installment: \$ 78.00

--- Spring Tax & Assessments Due ---	--- Fall Tax & Assessments Due ---
Spring Taxes: \$ <b>78.00</b>	Fall Taxes: \$ <b>78.00</b>
Ditches: \$ <b>0.00</b>	Ditches: \$ <b>0.00</b>
Storm Water: \$ <b>11.40</b>	Storm Water: \$ <b>0.00</b>
Delinquent's: \$ <b>1,943.64</b> (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ <b>78.00</b>
Spring Amount Due: \$ <b>2,033.04</b>	

[Back](#)

## 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 1: Front (South ) Façade



Photo 2: West side



Photo 3: Rear façade (northeast corner)



Photo 4: Rear (north) facade



Photo 5: East side at rear



Photo 6: Front porch and East side



Photo 7: East side of rear addition



Photo 8: Opening in foundation



Photo 9: Interior



Photo 10: Detached garage at rear of house



Parcels

Summary

**Parcel ID** 1109456021000  
**Alternate ID** 18-11-09-456-021.000-003  
**Property Address** 702 W MAIN ST  
 , IN 0  
**Brief Tax Description** PT SE QTR 0.0600Acres STR: 092010 IN: OUT:  
 (Note: Not to be used on legal documents)  
**Class** 510: 1 Family Dwell - Platted Lot

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

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		32	125	32x125	\$100	\$102	\$3,264	0	\$5,210

Residential Dwellings

Description	Single-Family	Floor	Constr	Base	Finish
<b>Story Height</b>	2	1	Wood Frame	946	946
<b>Finished Area</b>	1532	2	Wood Frame	586	586
<b># Fireplaces</b>	1	B		475	0
<b>Heat Type</b>	Central Warm Air	C		471	0
<b>Air Cond</b>	0				
<b>Accommodations</b>	Bedrooms: 2 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 8	<b>Exterior Feature</b>		<b>Area</b>	
		Porch, Open Frame		156	
		Porch, Open Frame		90	
	<b># TF</b>				
<b>Full Baths</b>	1 3				
<b>Half Baths</b>	0 0				
<b>Kitchen Sinks</b>	1 1				
<b>Water Heaters</b>	1 1				
<b>Add Fixtures</b>	0 0				

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family	100	D	1890	1890	A	1.01	1532	0.8	0.711
Detached Garage	100	E	1940	1940	VP	1.01	360	0.8	0.711

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
12/2/2009	BENAVIDES RUBY C	89845	2009R/23221	\$0.00
3/1/2009	BENAVIDES RICHARD C			\$0.00

Sales Disclosures

Sale Date	Sale Price	Parcel Count	Valid
7/9/1999	\$15,000	1	N

Valuation



**Delaware County, IN**  
 100 W. Main  
 Muncie, IN 47305  
[www.co.delaware.in.us](http://www.co.delaware.in.us)

**Assessor:**  
 James Carmichael  
 (765) 747-7710

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 Judith Rust  
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 (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
<b>Land</b>	<b>\$5,300</b>	<b>\$5,300</b>	<b>\$5,900</b>	<b>\$6,400</b>	<b>\$3,300</b>
Land Res	\$0	\$0	\$0	\$6,400	\$0
Land Non Res	\$5,300	\$5,300	\$0	\$0	\$0
<b>Improvement</b>	<b>\$29,800</b>	<b>\$29,500</b>	<b>\$31,700</b>	<b>\$35,300</b>	<b>\$30,600</b>
Imp Res	\$0	\$0	\$0	\$35,300	\$0
Imp Non Res	\$29,800	\$29,500	\$0	\$0	\$0
<b>Total</b>	<b>\$35,100</b>	<b>\$34,800</b>	<b>\$37,600</b>	<b>\$41,700</b>	<b>\$33,900</b>
Total Res	\$0	\$0	\$0	\$6,400	\$0
Total Non Res	\$35,100	\$34,800	\$0	\$35,300	\$0

 Tax Bill Report 

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

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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.: 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, 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

--- Spring Tax & Assessments Due ---	--- Fall Tax & Assessments Due ---
Spring Taxes: \$ <b>151.44</b>	Fall Taxes: \$ <b>151.44</b>
Ditches: \$ <b>0.00</b>	Ditches: \$ <b>0.00</b>
Storm Water: \$ <b>11.40</b>	Storm Water: \$ <b>0.00</b>
Delinquent's: \$ <b>2,368.81</b> (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ <b>151.44</b>
Spring Amount Due: \$ <b>2,531.65</b>	

[Back](#)

## 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.



Photo 1: Front (North) Façade



Photo 2: North/East Façades



Photo 3: Yard & Rear (South) façade



Photo 4: East Porch



Photo 5: West Side

**2010 Proposed Historic District Demolitions**  
APPENDIX E: Old West End Historic District

**City of Muncie, Indiana**  
921 W. Charles St.



Photo 6: Rear (South) Façade



Photo 7: Roofs viewed from the south



Photo 8: Outbuilding

Summary

**Parcel ID** 1116129002000  
**Alternate ID** 18-11-16-129-002.000-003  
**Property Address** 921 W CHARLES ST  
 921 1/2 W CHARLES ST, IN 0  
**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 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

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		31	125	31x125	\$100	\$102	\$3,162	0	\$4,670

Residential Dwellings

<b>Description</b>	Duplex	<b>Floor</b>	<b>Constr</b>	<b>Base</b>	<b>Finish</b>
<b>Story Height</b>	2	1	Wood Frame	1056	1056
<b>Finished Area</b>	1588	2	Wood Frame	532	532
<b># Fireplaces</b>	0	B		532	0
<b>Heat Type</b>	Central Warm Air	C		524	0
<b>Air Cond</b>	0	<b>Exterior Feature</b>		<b>Area</b>	
<b>Accommodations</b>	Bedrooms: 4 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 8	Porch, Open Masonry		84	
		Stoop, Masonry		16	
	<b>#</b> <b>TF</b>				
<b>Full Baths</b>	2 6				
<b>Half Baths</b>	0 0				
<b>Kitchen Sinks</b>	2 2				
<b>Water Heaters</b>	2 2				
<b>Add Fixtures</b>	0 0				

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Duplex	100	E	1880	1880	P	1.01	1588	0.8	0.711
Utility Shed	100	D	1940	1940	A	1.01	84	0.8	1

Transfer History

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

Sales Disclosures

Sale Date	Sale Price	Parcel Count	Valid
9/2/2005	\$2,000	1	N
9/5/2002	\$0	1	N
1/31/2001	\$0	1	N
8/9/1994	\$7,000	1	N



**Delaware County, IN**  
 100 W. Main  
 Muncie, IN 47305  
[www.co.delaware.in.us](http://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

## Valuation

Assessment Year	2009	2008	2007	2006	2005
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	MISCELLANEOUS
Land	\$5,100	\$5,100	\$5,700	\$6,200	\$3,200
Land Res	\$0	\$0	\$0	\$6,200	\$0
Land Non Res	\$5,100	\$5,100	\$0	\$0	\$0
Improvement	\$7,700	\$7,600	\$8,200	\$9,100	\$7,900
Imp Res	\$0	\$0	\$0	\$9,100	\$0
Imp Non Res	\$7,700	\$7,600	\$0	\$0	\$0
<b>Total</b>	<b>\$12,800</b>	<b>\$12,700</b>	<b>\$13,900</b>	<b>\$15,300</b>	<b>\$11,100</b>
Total Res	\$0	\$0	\$0	\$6,200	\$0
Total Non Res	\$12,800	\$12,700	\$0	\$9,100	\$0

## Tax Bill Report

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

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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.: 181116129002000003 Tax Unit: 003 MUNCIE Tax Year: "2009 Pay 2010"

Owner Name 1: HOUSTON JEREMIAH

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

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: 12800

----- 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: \$ 265.68

2ND 1/2 Year Gross Tax: \$ 265.68

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: \$ 137.68

Circuit Breaker Cap 2ND Installment: \$ 137.68

1ST Net This Installment: \$ 128.00

2ND Net This Installment: \$ 128.00

<b>--- Spring Tax &amp; Assessments Due ---</b>	<b>--- Fall Tax &amp; Assessments Due ---</b>
Spring Taxes: \$ <b>128.00</b>	Fall Taxes: \$ <b>128.00</b>
Ditches: \$ <b>0.00</b>	Ditches: \$ <b>0.00</b>
Storm Water: \$ <b>11.40</b>	Storm Water: \$ <b>0.00</b>
Delinquent's: \$ <b>2,744.23</b> (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ <b>128.00</b>
Spring Amount Due: \$ <b>2,883.63</b>	

[Back](#)

## 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.

**2010 Proposed Historic District Demolitions**  
APPENDIX E: Old West End Historic District

**City of Muncie, Indiana**  
1009 W. Charles St.



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



Parcels

Summary

**Parcel ID** 1116130034000  
**Alternate ID** 18-11-16-130-034.000-003  
**Property Address** 1009 W CHARLES ST  
 1010 W CHARLES ST, IN 0  
**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  
**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

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		14	57	14x57	\$100	\$68	\$952	0	\$1,410
F		16	100	16x100	\$100	\$91	\$1,456	0	\$2,150

Residential Dwellings

<b>Description</b>	Triplex	<b>Floor</b>	<b>Constr</b>	<b>Base</b>	<b>Finish</b>
<b>Story Height</b>	2	1	Wood Frame	1078	1078
<b>Finished Area</b>	1718	2	Wood Frame	640	640
<b># Fireplaces</b>	0	C		1078	0
<b>Heat Type</b>	Central Warm Air	<b>Exterior Feature</b>		<b>Area</b>	
<b>Air Cond</b>	0	Porch, Open Frame		84	
<b>Accommodations</b>	Bedrooms: 3 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 9	Porch, Open Frame		12	
	<b>#</b> <b>TF</b>				
<b>Full Baths</b>	3 9				
<b>Half Baths</b>	0 0				
<b>Kitchen Sinks</b>	3 3				
<b>Water Heaters</b>	3 3				
<b>Add Fixtures</b>	0 0				

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt 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



**Delaware County, IN**  
 100 W. Main  
 Muncie, IN 47305  
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**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  
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 (765) 747-7818

**Plan Commission:**  
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 (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	\$4,000	\$4,000	\$4,500	\$4,800	\$1,500
Land Res	\$0	\$0	\$0	\$0	\$0
Land Non Res	\$4,000	\$4,000	\$0	\$0	\$0
Improvement	\$21,700	\$21,500	\$23,100	\$25,700	\$22,300
Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$21,700	\$21,500	\$0	\$0	\$0
Total	\$25,700	\$25,500	\$27,600	\$30,500	\$23,800
Total Res	\$0	\$0	\$0	\$4,800	\$0
Total Non Res	\$25,700	\$25,500	\$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.: 181116130034000003 Tax Unit: 003 MUNCIE Tax Year: "2009 Pay 2010"

Owner Name 1: HUBER PHIL

Property Address: 1009 CHARLES

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

Legal STR: 162010 Legal Section: Legal Block: 0

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

Legal Description: A L ORCUTT ADD PT Lot # 2

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: 25700

----- 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: \$ 533.43

2ND 1/2 Year Gross Tax: \$ 533.43

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: \$ 276.43

Circuit Breaker Cap 2ND Installment: \$ 276.43

1ST Net This Installment: \$ 257.00

2ND Net This Installment: \$ 257.00

--- Spring Tax & Assessments Due ---	--- Fall Tax & Assessments Due ---
Spring Taxes: \$ 257.00	Fall Taxes: \$ 257.00
Ditches: \$ 0.00	Ditches: \$ 0.00
Storm Water: \$ 11.40	Storm Water: \$ 0.00
Delinquent's: \$ 2,306.42 (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ 257.00
<b>Spring Amount Due: \$ 2,574.82</b>	

[Back](#)

## 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.



Photo 1: Front (East) Facade



Photo 2: Rear (West) Facade



Photo 3: Northwest corner

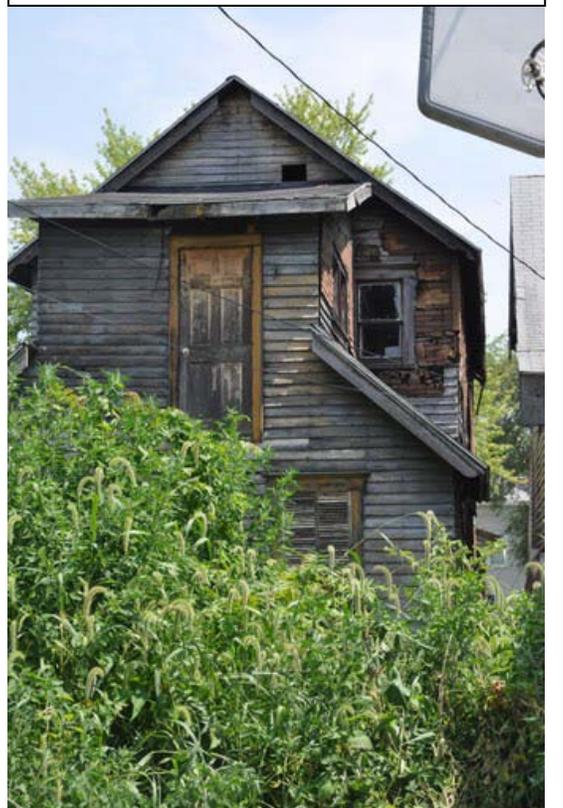


Photo 4: Rear (West) Facade



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



Parcels

Summary

**Parcel ID** 1116218018000  
**Alternate ID** 18-11-16-218-018.000-003  
**Property Address** 521 S COUNCIL ST  
 , IN 0  
**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 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  
**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

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
F		21	125	21x125	\$100	\$102	\$2,142	0	\$3,170

Residential Dwellings

Description	Single-Family	Floor	Constr	Base	Finish
<b>Story Height</b>	2	1	Wood Frame	1080	1080
<b>Finished Area</b>	2160	2	Wood Frame	1080	1080
<b># Fireplaces</b>	0	C		1080	0
<b>Heat Type</b>	No Heat, Gravity	<b>Exterior Feature</b>		<b>Area</b>	
<b>Air Cond</b>	0	Porch, Open Masonry		80	
<b>Accommodations</b>	Bedrooms: 4 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 8				
	<b>#</b>	<b>TF</b>			
<b>Full Baths</b>	1	3			
<b>Half Baths</b>	0	0			
<b>Kitchen Sinks</b>	1	1			
<b>Water Heaters</b>	1	1			
<b>Add Fixtures</b>	0	0			

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family	100	E-1	1885	1885	VP	1.01	2160	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	\$491	1	N
11/27/2000	\$5,000	1	N
6/24/1998	\$4,500	1	N

Valuation



**Delaware County, IN**  
 100 W. Main  
 Muncie, IN 47305  
[www.co.delaware.in.us](http://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

Assessment Year	2010	2009	2008	2007	2006
Reason	Annual Adjustment				
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

 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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\*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, Indiana

The Official Source of City and County Government Information



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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.: 181116218018000003 Tax Unit: 003 MUNCIE Tax Year: "2009 Pay 2010"

Owner Name 1: HUBER PHIL

Property Address: 521 COUNCIL

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

Legal STR: 162010 Legal Section: Legal Block: 0

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

Legal Description: PT NWQTR NEQTR COUNCIL ST

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

Outlot : 0, 0 Acreage: 0.16 Transfer Date: 0000-00-00

Book: 0 Page: 0 State Usage Code: 0

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

Land & Improvements: 4500

----- 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: \$ 93.40

2ND 1/2 Year Gross Tax: \$ 93.40

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: \$ 48.40

Circuit Breaker Cap 2ND Installment: \$ 48.40

1ST Net This Installment: \$ 45.00

2ND Net This Installment: \$ 45.00

<b>--- Spring Tax &amp; Assessments Due ---</b>	<b>--- Fall Tax &amp; Assessments Due ---</b>
Spring Taxes: \$ <b>45.00</b>	Fall Taxes: \$ <b>45.00</b>
Ditches: \$ <b>0.00</b>	Ditches: \$ <b>0.00</b>
Storm Water: \$ <b>11.40</b>	Storm Water: \$ <b>0.00</b>
Delinquent's: \$ <b>1,084.14</b> (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ <b>45.00</b>
Spring Amount Due: \$ <b>1,140.54</b>	

[Back](#)