

APPENDIX F

Walnut Street Historic District Properties

- 117 N. Jefferson Street

117 N. Jefferson Street

Both the National Register nomination and the *Interim Report* identify this building incorrectly as 119 South Jefferson. Listed as ca. 1910 in the National Register nomination and in the *Interim Report* and 1900 in the county records, this is a four unit Classical Revival apartment building known as 20th Century Flats. It has suffered minimal loss of integrity. In the 1980's, the building was deemed contributing to the Walnut Street District in the NRHP nomination and notable in the *Interim Report*.

The property has an assessed value of \$21,500, is \$5896 tax delinquent, and is scheduled for the October 28, 2010 tax sale by the Delaware County Commissioners. It has not appeared in previous tax sales.

Vacant for many years and poorly maintained before that, this building would require new plumbing, electrical, and mechanical systems and extensive other work. While it retains most of its character-defining exterior features, all would require substantial work. At some point in time, a bearing wall was removed from the northwest corner of the first floor, replaced by a beam of questionable bearing capacity. A small fire subsequently occurred, which just happened to burn this beam at mid-span. Over the succeeding years, this has caused significant structural problems in this corner of the building. The movement in turn caused severe roof leaks, and resultant rot has accelerated the deterioration. Portions of the brick veneer on other parts of the building have lost their attachment to the structure and are bulging, and will require removal and re-laying.

At 4376 square feet, a rehabilitation would far exceed the estimated range of \$131, 280 to \$262,560 which is 12 to over 24 times the assessed value. Nonetheless, 2 developers have expressed an interest in rehabilitating this building. The first estimated a rehab cost of over \$500,000 and lost interest. The second remains interested if a substantial subsidy could be found, and estimates a total cost over \$600,000. After deducting the private funds that could be invested and assistance that the Historic Preservation Tax Credit could provide, a grant in excess of \$400,000 is needed. This developer and the Historic Preservation Officer are working to find this funding through affordable housing programs. Also, a class of Ball State University preservation students are studying the building and brainstorming possibilities for rehabilitation.

However, if these efforts fail to materialize in the very near future, the continued leaking of the roof will caused further deterioration, and the building will very soon be beyond any chance of rescue, and demolition is proposed.

2010 Proposed Historic District Demolitions
APPENDIX F: Walnut Street Historic District

City of Muncie, Indiana
117 N. Jefferson St.



Photo 1: Front (East) Facade



Photo 2: Front balcony



Photo 3: South side



Photo 4: Rear (West) and South sides

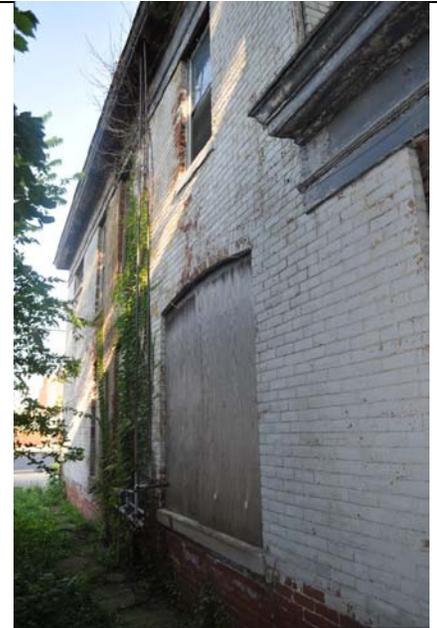


Photo 5: North side



Photo 6: Rear balcony

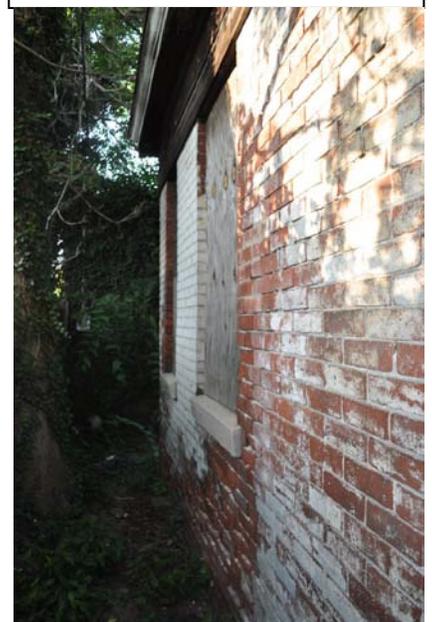


Photo 7: West side

2010 Proposed Historic District Demolitions
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City of Muncie, Indiana
117 N. Jefferson St.



Photo 8: Rear courtyard



Photo 9: Second floor entry

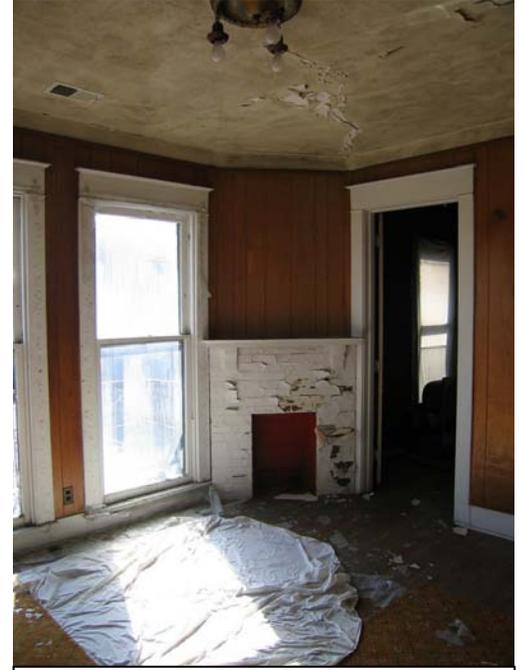


Photo 10: 2nd floor living space



Photo 11: Stairway



Photo 12: Bedroom & trash



Photo 13: 1st floor fireplace



Photo 14: Kitchen



Photo 15: Built-in pantry



Photo 16: Mold on wall



Photo 17: Fire damage



Photo 18: Fire damage & failed beam

Summary

Parcel ID 1110360009000
Alternate ID 18-11-10-360-009.000-003
Property Address 117 N JEFFERSON ST
 119 N JEFFERSON ST, IN 47305
Brief Tax Description G D S 57' 0.0000Acres STR: 102010 IN: 1 OUT:
 (Note: Not to be used on legal documents)
Class 401: 4 to 19 Family Apartments

Owner

THOMPSON JEFF
 3727 N DENNY
 INDIANAPOLIS, IN 46218

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
11		0	0	3534	\$3	\$3	\$10,602	0	\$10,320

Residential Dwellings

Description	4-6 Family	Floor	Constr	Base	Finish
Story Height	2	1	Brick	2396	2396
Finished Area	4376	2	Brick	1980	1980
# Fireplaces	0	B		1644	0
Heat Type	Central Warm Air	C		752	0
Air Cond	0	Exterior Feature		Area	
Accommodations	Bedrooms: 0 Living Rooms: 0 Dining Rooms: 0 Family Rooms: 0 Finished Rooms: 0	Porch, Open Masonry		100	
	# 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	1900	1900	VP	1.01	4376	1	0.956

Transfer History

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

Sales Disclosures

Sale Date	Sale Price	Parcel Count	Valid
11/7/2003	\$1,759	1	N

Valuation

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



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

Assessor:
 James Carmichael
 (765) 747-7710

Auditor:
 Judith Rust
 (765) 747-7717

Bldg/Zoning Commissioners:
 (765) 747-7799

Commissioners:
 (765) 747-7730

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

GIS:
 Kyle Johnson
 (765) 213-1269

Health Dept:
 Robert Jones
 (765) 747-7721

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

Plan Commission:
 Marta Moody
 (765) 747-7740

Recorder:
 Jane Lasater
 (765) 747-7804

Surveyor:
 John Kelley
 (765) 747-7806

Treasurer:
 John Dorer
 (765) 747-7808

Land	\$10,300	\$10,900	\$10,600	\$10,600	\$10,600
Land Res	\$0	\$0	\$0	\$0	\$0
Land Non Res	\$10,300	\$10,900	\$0	\$0	\$0
Improvement	\$11,200	\$11,200	\$10,700	\$12,800	\$11,700
Imp Res	\$0	\$0	\$0	\$0	\$0
Imp Non Res	\$11,200	\$11,200	\$0	\$0	\$0
Total	\$21,500	\$22,100	\$21,300	\$23,400	\$22,300
Total Res	\$0	\$0	\$0	\$10,600	\$0
Total Non Res	\$21,500	\$22,100	\$0	\$12,800	\$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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*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 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.: 181110360009000003 Tax Unit: 003 MUNCIE Tax Year: "2009 Pay 2010"

Owner Name 1: THOMPSON JEFF

Property Address: 117 JEFFERSON

Mailing Address: 3727 N DENNY ST INDIANAPOLIS Indiana 46218-1421

Legal STR: 102010 Legal Section: Legal Block: 0

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

Legal Description: G D S 57' Block # 1 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: 21500

----- 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: \$ 446.26

2ND 1/2 Year Gross Tax: \$ 446.26

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: \$ 231.26

Circuit Breaker Cap 2ND Installment: \$ 231.26

1ST Net This Installment: \$ 215.00

2ND Net This Installment: \$ 215.00

--- Spring Tax & Assessments Due ---	--- Fall Tax & Assessments Due ---
Spring Taxes: \$ 215.00	Fall Taxes: \$ 215.00
Ditches: \$ 0.00	Ditches: \$ 0.00
Storm Water: \$ 11.40	Storm Water: \$ 0.00
Delinquent's: \$ 5,896.39 (For Taxes, Sewages, Weed Cuts, Barretts, Line Fences, etc.)	Fall Amount Due: \$ 215.00
Spring Amount Due: \$ 6,122.79	

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