

Home Owner's Insurance Rates for Fire Protection

Insurance rates for fire protection are based on a combination of factors, the most important of which are ranking of the fire department (personnel, equipment, etc.) and distance from the fire station (response time). The critical distance is 5 miles. The centrally-located Indian Creek fire station at Kirksville is, presently, manned by one firefighter Monday-Friday 7:00 am-5:00 pm, and all of the township is within 5 miles of the station. The Van Buren station at Stanford (about 1 mile north of the northwestern corner of Indian Creek Township), according to the Trustee's new contract, will be manned by two firefighters 7 days a week 24 hours. However, except for the northwestern quadrant, most of our township is more than 5 miles from the Stanford fire station.

It is our understanding that the 5-mile factor is very important in calculating insurance rates, for structures beyond that distance are considered very susceptible to fire and water damage *regardless* of the quality of the fire department. Undoubtedly rates vary to some extent among insurers. But if Van Buren should become a long-term provider of fire protection for Indian Creek Township, then one could expect the following: For home owners in the northwestern quadrant of the township rates would likely go *down*. But for those in the remainder of the township (southern and eastern parts) rates would go *up*, likely substantially. Based on one company's rough estimates for a home valued at \$100,000 and located about 6 miles from Stanford, the expected rate increase would be something like \$75 to \$100 annually.

Roads (addresses) outside the 5 mile limit from the Van Buren station at Stanford are: Carmichael, Lee Phillips, Popcorn, Rock East, Rockport (except for northern-most 1 mile), Snow, Springville, Tarkington Lane, Thacker, Victor Pike and Wever.