

43-07-01-300-156.000-016

General Information

Parcel Number
43-07-01-300-156.000-016

Local Parcel Number
2972300735

Tax ID:

Routing Number
029-003-030.C

Property Class 500
Vacant - Platted Lot

Year: 2023

Location Information

County
Kosciusko

Township
PLAIN

District 016 (Local 016)
PLAIN TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2904300-016
TIPPE CHANNEL - T34

Section/Plat
1-33-6

Location Address (1)
EMS T34D1 LN
LEESBURG, IN 46538

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
SD of Blk B Old Mill Place

Lot
18

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
ERA

Streets or Roads
TIF

Neighborhood Life Cycle Stage
Other

Printed Monday, April 3, 2023

Review Group 2025

MANBY GAYLE

Ownership

MANBY GAYLE
1334 S HELMS DR
WABASH, IN 46992

Legal

29-3-030.C
W 1/2 LOT 17 & LOT 18 BLK B OLD MILL PLACE



EMS T34D1 LN

500, Vacant - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/08/1999	MANBY GAYLE	0	WD	/	\$0	I
08/30/1985	TITUS RANDALL J &	0	WD	/	\$0	I
07/16/1979	WELKER CHARLES L	0	WD	/	\$0	I
01/01/1900	GOBA W		WD	/	\$0	I

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☒	☐	☐
\$164,600	Land	\$164,600	\$164,600	\$137,900	\$92,200	\$92,200
\$164,600	Land Res (1)	\$164,600	\$164,600	\$137,900	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$92,200	\$92,200
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$164,600	Total	\$164,600	\$164,600	\$137,900	\$92,200	\$92,200
\$164,600	Total Res (1)	\$164,600	\$164,600	\$137,900	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$92,200	\$92,200

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 100', CI 50' X 100')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		61	71x98	0.99	\$1,750	\$1,733	\$123,043	-7%	100%	1.0000	\$115,040
F	F		30	30x108	1.02	\$1,750	\$1,785	\$53,550	-7%	100%	1.0000	\$49,550

TIPPE CHANNEL - T34/290 1/2

Notes

1/4/2021 COMB: 2021 COMBINED 2971200130 WITH THIS PARCEL PER REQUEST TO COMBINE
7/22/2020 REA: 2021 CHANGED LAND TO CAP1 FOR REASSESSMENT.

Land Computations

Calculated Acreage	0.23
Actual Frontage	91
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$164,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$164,600

