

General Information

Parcel Number
43-11-17-300-525.000-032

Local Parcel Number
0471301200

Tax ID:

Routing Number
004-079-205

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Kosciusko

Township
WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 400500-032
HERSCHERS

Section/Plat
17-32-6

Location Address (1)
112 WOODLAWN DR
WARSAW, IN 46580

Zoning
R-1 RESIDENCE DISTRICT (WAR

Subdivision
Eagle Heights

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level ☐

Public Utilities **ERA**
Sewer, Gas, Electricity ☐

Streets or Roads **TIF**
Paved ☒

Neighborhood Life Cycle Stage

Other
Printed Sunday, April 14, 2024

Review Group 2024

Ownership

MENDEL ARDEN J JR SUPPL NEEDS
C/O PEGGY MICHEL LAKE CTY BK
PO BOX 1387
WARSAW, IN 46581-1387

Legal

4-79-205
TR IN SW 17-32-6 .50A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/18/2011	MENDEL ARDEN J JR	2011110394	TD	/		I
11/09/2011	MENDEL ARDEN J JR	2011110394	TD	/		I
10/31/2000	MENDEL ARDEN J S		WD	/		I
01/01/1900	MENDEL ARDEN J IE		WD	/		I



Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☒	☐	☐	☒	☐
Land					
Land Res (1)	\$38,700	\$38,700	\$38,700	\$38,700	\$34,800
Land Non Res (2)	\$38,700	\$38,700	\$38,700	\$38,700	\$34,800
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$148,000	\$141,300	\$137,700	\$113,800	\$107,200
Imp Res (1)	\$148,000	\$141,100	\$137,500	\$113,600	\$107,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$200	\$200	\$200	\$200
Total	\$186,700	\$180,000	\$176,400	\$152,500	\$142,000
Total Res (1)	\$186,700	\$179,800	\$176,200	\$152,300	\$141,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$200	\$200	\$200	\$200

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 180', CI 100' X 180')

Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F	150	150x200	1.03	\$250	\$258	\$38,700	0%	1.0000	100.00	0.00	0.00	\$38,700

Notes

6/24/2019 REA: 2020 REAS CHANGED MSTP TO WDDK W/ NO CH FOR RAMP AND GRADE PER PICT.

11/20/2015 REA: 2016 CHANGED EFF YR TO 1972 & GRADE FROM C TO C-1 FOR REASSESSMENT

Land Computations

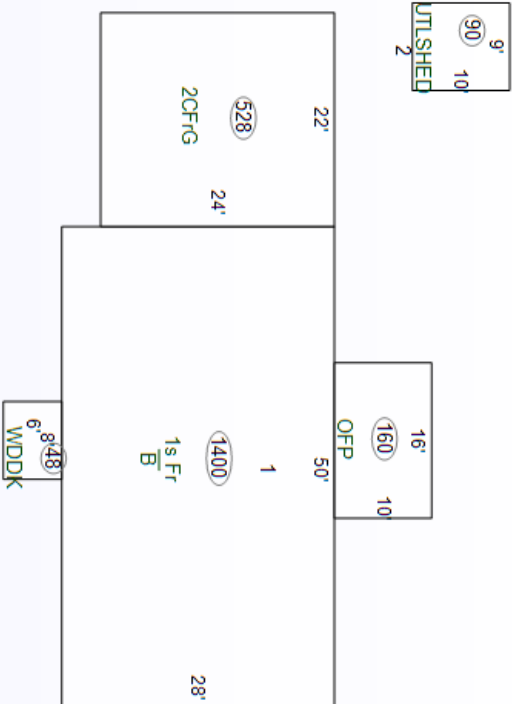
Calculated Acreage	0.69
Actual Frontage	150
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homeseite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homeseite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$38,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$38,700

Data Source N/A

Collector

Appraiser

General Information				Plumbing	
Occupancy	Single-Family			#	TF
Description	Single-Family			Full Bath	1 3
Story Height	1			Half Bath	0 0
Style	11 1 story older			Kitchen Sinks	1 1 1
Finished Area	1400 sqft			Water Heaters	1 1 1
Make				Add Fixtures	0 0 0
Floor Finish				Total	3 5
☐ Earth	☒ Tile			Accommodations	
☒ Slab	☒ Carpet			Bedrooms	3
☒ Sub & Joist	☐ Unfinished			Living Rooms	0
☐ Wood	☐ Other			Dining Rooms	1
☐ Parquet				Family Rooms	0
Wall Finish				Total Rooms	5
☒ Plaster/Drywall	☒ Unfinished			Heat Type	
☐ Paneling	☐ Other			Central Warm Air	
☐ Fiberboard					
Roofing					
☐ Built-Up	☐ Metal	☒ Asphalt	☐ Slate	☐ Tile	
☐ Wood Shingle	☐ Other				
Exterior Features					
Description		Area	Value		
Porch, Open Frame		160	\$6,400		
Wood Deck		48	\$1,400		



Cost Ladder				
Floor Constr	Base	Finish	Value	Totals
1 1Fr	1400	1400	\$97,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsrmt	1400	0	\$32,800	
Crawl				
Slab				
Adjustments	1 Row Type Adj.	x 1.00		
Unfin Int (-)			\$130,700	
Ex Liv Units (+)			\$130,700	
Rec Room (+)			\$0	
Loft (+)			\$0	
Fireplace (+)	MS:1 MO:1		\$4,500	
No Heating (-)			\$0	
A/C (+)			\$0	
No Elec (-)			\$0	
Plumbing (+ / -)	5 - 5 = 0	x \$0	\$0	
Spec Plumb (+)			\$0	
Elevator (+)			\$0	
Sub-Total, One Unit			\$135,200	

Description	Count	Value	Summary of Improvements																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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