

43-15-13-400-005.000-001

General Information

Parcel Number
43-15-13-400-005.000-001

Local Parcel Number
0172300020

Tax ID:

Routing Number
001-050-001.A

Property Class 101
Cash Grain/General Farm

Year: 2024

Location Information

County
Kosciusko

Township
CLAY

District 001 (Local 001)
CLAY TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 9109010-001
CLAY TWP ACREAGE - AG

Section/Plat
13-31-6

Location Address (1)
6130 S 100 E
CLAYPOOL, IN 46510

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, April 13, 2024

Review Group 2024

WARREN RON W & KAREN L

Ownership

WARREN RON W & KAREN L
6130 S 100 E
CLAYPOOL, IN 46510

Legal

1-50-1.A
W 56A N SIDE NW 13-31-6 49.39A



6130 S 100 E

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/12/1998	WARREN RON W & K	0	NA	/	\$165,000	I
01/01/1900	HEIRS & DEVISEES		WD	/		I

101, Cash Grain/General Farm

Agricultural

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	\$53,800	\$48,700	\$43,300	\$40,400	\$38,000
Land Res (1)	\$20,000	\$20,000	\$20,000	\$20,000	\$18,000
Land Non Res (2)	\$33,800	\$25,700	\$20,300	\$17,400	\$17,300
Land Non Res (3)	\$0	\$3,000	\$3,000	\$3,000	\$2,700
Improvement	\$227,000	\$193,500	\$181,200	\$169,000	\$156,400
Imp Res (1)	\$227,000	\$176,600	\$158,500	\$150,200	\$139,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$16,900	\$22,700	\$18,800	\$17,400
Total	\$280,800	\$242,200	\$224,500	\$209,400	\$194,400
Total Res (1)	\$247,000	\$196,600	\$178,500	\$170,200	\$157,000
Total Non Res (2)	\$33,800	\$25,700	\$20,300	\$17,400	\$17,300
Total Non Res (3)	\$0	\$19,900	\$25,700	\$21,800	\$20,100

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	\$20,000	\$20,000	\$20,000	0%	1.0000	100.00	0.00	0.00	\$20,000
92	A		0	1.0800	1.00	\$5,500	\$5,500	\$5,940	-50%	1.0000	0.00	100.00	0.00	\$2,970
5	A	ATA	0	0.9500	0.85	\$2,280	\$1,938	\$1,841	-60%	1.0000	0.00	100.00	0.00	\$740
5	A	CLB	0	0.3300	0.51	\$2,280	\$1,163	\$384	-60%	1.0000	0.00	100.00	0.00	\$150
5	A	CLC	0	1.0000	0.50	\$2,280	\$1,140	\$1,140	-60%	1.0000	0.00	100.00	0.00	\$460
5	A	CRB	0	4.4700	1.02	\$2,280	\$2,326	\$10,397	-60%	1.0000	0.00	100.00	0.00	\$4,160
5	A	GF	0	1.5700	0.94	\$2,280	\$2,143	\$3,365	-60%	1.0000	0.00	100.00	0.00	\$1,350
5	A	HX	0	2.6300	1.11	\$2,280	\$2,531	\$6,657	-60%	1.0000	0.00	100.00	0.00	\$2,660
5	A	MAC	0	6.7500	0.89	\$2,280	\$2,029	\$13,696	-60%	1.0000	0.00	100.00	0.00	\$5,480
5	A	MBB	0	1.3900	0.72	\$2,280	\$1,642	\$2,282	-60%	1.0000	0.00	100.00	0.00	\$910
5	A	MEB	0	6.0600	0.72	\$2,280	\$1,642	\$9,951	-60%	1.0000	0.00	100.00	0.00	\$3,980
5	A	RXB	0	1.7800	0.72	\$2,280	\$1,642	\$2,923	-60%	1.0000	0.00	100.00	0.00	\$1,170
5	A	WLB	0	4.0900	0.89	\$2,280	\$2,029	\$8,299	-60%	1.0000	0.00	100.00	0.00	\$3,320
5	A	WLC	0	1.8300	0.77	\$2,280	\$1,756	\$3,213	-60%	1.0000	0.00	100.00	0.00	\$1,290
6	A	CLB	0	0.6700	0.51	\$2,280	\$1,163	\$779	-80%	1.0000	0.00	100.00	0.00	\$160

CLAY TWP ACREAGE - AG 1/4

Notes

7/20/2023 REA: 2024 CHANGED EFF AGE OF RES FROM 1976 TO 1981 FOR UPDATES & CORRECTED DIMENSIONS OF WDDK PER PICTOMETRY

10/8/2019 REA: 2020 CORRECTED LAND PER PICTOMETRY & AG LAD REPORT CORRECTED BATH COUNT PER QUESTIONNAIRE 12/4/19 CS

9/1/2015 REA: 2016 REMOVED T2 & CONCP, ADDED WDDK & GAZEBO, CHANGED GRADE & COND OF HOUSE PER PICTOMETRY

Land Computations

Calculated Acreage	49.39
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	49.39
81 Legal Drain NV	2.69
82 Public Roads NV	0.35
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.08
Total Acres Farmland	44.27
Farmland Value	\$30,820
Measured Acreage	44.27
Avg Farmland Value/Acre	696
Value of Farmland	\$30,810
Classified Total	\$0
Farm / Classified Value	\$30,800
Homesite(s) Value	\$20,000
91/92 Value	\$3,000
Supp. Page Land Value	
CAP 1 Value	\$20,000
CAP 2 Value	\$33,800
CAP 3 Value	\$0
Total Value	\$53,800

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')														
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
6	A	GO	0	0.8000	0.94	\$2,280	\$2,143	\$1,714	-80%	1.0000	0.00	100.00	0.00	\$340
6	A	HX	0	2.5700	1.11	\$2,280	\$2,531	\$6,505	-80%	1.0000	0.00	100.00	0.00	\$1,300
6	A	MAC	0	0.1400	0.89	\$2,280	\$2,029	\$284	-80%	1.0000	0.00	100.00	0.00	\$60
6	A	RE	0	0.4400	1.28	\$2,280	\$2,918	\$1,284	-80%	1.0000	0.00	100.00	0.00	\$260
6	A	RXB	0	4.5700	0.72	\$2,280	\$1,642	\$7,504	-80%	1.0000	0.00	100.00	0.00	\$1,500
72	A		0	2.2300	0.50	\$2,280	\$1,140	\$2,542	-40%	1.0000	0.00	100.00	0.00	\$1,530
81	A		0	2.6900	1.00	\$2,280	\$2,280	\$6,133	-100%	1.0000	0.00	100.00	0.00	\$00
82	A		0	0.3500	1.00	\$2,280	\$2,280	\$798	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

40 newer 1 st 1961-20

Finished Area

1579 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☒ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

2

6

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

1

1

Total

6

11

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

1

Family Rooms

0

Total Rooms

8

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☒ Metal

☐ Asphalt

☐ Slate

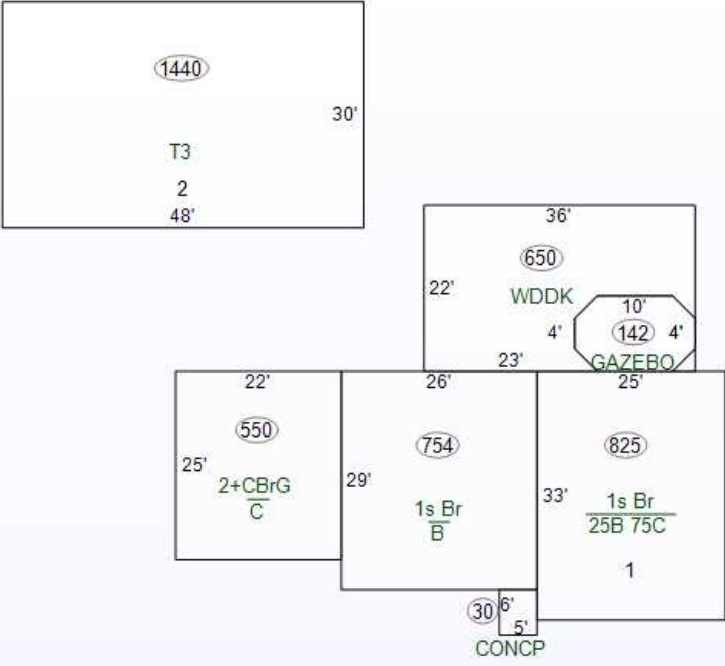
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	30	\$200
Wood Deck	650	\$9,900



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1579	1579	\$115,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		960	0	\$25,800	
Crawl		1169	0	\$6,300	
Slab					
				Total Base	\$148,000
Adjustments				1 Row Type Adj. x 1.00	\$148,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)				1:1579	\$3,800
No Elec (-)					\$0
Plumbing (+ / -)				11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$161,100
				Sub-Total, 1 Units	
Exterior Features (+)				\$10,100	\$171,200
Garages (+) 550 sqft				\$16,800	\$188,000
Quality and Design Factor (Grade)				1.00	
Location Multiplier				0.92	
				Replacement Cost	\$172,960

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Brick	C	1976	1981	43	A		0.92		2,539 sqft	\$172,960	30%	\$121,070	0%	100%	1.730	1.000	100.00	0.00	0.00	\$209,500
2: Barn, Pole (T3)	1	T3AW	C	1996	1996	28	A	\$18.39	0.92		30' x 48' x 12'	\$23,693	50%	\$11,850	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,900
3: Gazebo	1		C	2008	2008	16	A	\$35.29	0.92	\$32.47	142 sqft	\$4,610	30%	\$3,230	0%	100%	1.730	1.000	100.00	0.00	0.00	\$5,600

