

43-15-22-100-009.000-001

General Information

Parcel Number
43-15-22-100-009.000-001

Local Parcel Number
0170300380

Tax ID:

Routing Number
001-085-002

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

Location Information

County
Kosciusko

Township
CLAY

District 001 (Local 001)
CLAY TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 9109000-001
CLAY TWP ACREAGE - RES

Section/Plat
22-31-6

Location Address (1)
95 W 700 S
CLAYPOOL, IN 46510

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
ERA

Streets or Roads
TIF

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 2, 2023

Review Group 2023

COOK ARDEN & DORIS

Ownership

COOK ARDEN & DORIS
95 W 700 S
CLAYPOOL, IN 46510

Legal

1-85-2
PT NE NE 22-31-6 1.00A



95 W 700 S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	COOK ARDEN & DOR		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
03/22/2023	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$20,000	Land	\$20,000	\$20,000	\$20,000	\$18,000	\$18,000
\$20,000	Land Res (1)	\$20,000	\$20,000	\$20,000	\$18,000	\$18,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$198,500	Improvement	\$198,500	\$174,000	\$151,500	\$140,200	\$133,400
\$177,300	Imp Res (1)	\$177,300	\$153,400	\$134,100	\$124,100	\$118,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$21,200	Imp Non Res (3)	\$21,200	\$20,600	\$17,400	\$16,100	\$15,300
\$218,500	Total	\$218,500	\$194,000	\$171,500	\$158,200	\$151,400
\$197,300	Total Res (1)	\$197,300	\$173,400	\$154,100	\$142,100	\$136,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$21,200	Total Non Res (3)	\$21,200	\$20,600	\$17,400	\$16,100	\$15,300

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. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$20,000	\$20,000	\$20,000	0%	100%	1.0000	\$20,000

CLAY TWP ACREAGE - RE

1/2

Notes

4/12/2022 REA: 2023 ADDED REC 3 FINISH TO BASEMENT & 1 ADDL FIXTURE (LAUNDRY SINK) PER QUESTIONNAIRE.

REPRICED GARAGE AS ONE ONE 4 CAR GARAGE PER PICTOMETRY.

6/11/2018 REA: 2019 ADJUSTED GRADE OF HOME FROM C+1 TO C & EFF YR TAKEN BACK TO 1966 FOR REASSESSMENT.

11/6/2014 REA: 2015 REMOVED ROADWAY FACTOR FROM LAND FOR REASSESSMENT

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
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	\$20,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$20,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,000

General Information		Plumbing		
Occupancy	Single-Family	#	TF	
Description	Single-Family	Full Bath	3	9
Story Height	1	Half Bath	0	0
Style	70 Bi-level, Tri-level, Q	Kitchen Sinks	1	1
Finished Area	1344 sqft	Water Heaters	1	1
Make		Add Fixtures	1	

Floor Finish	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

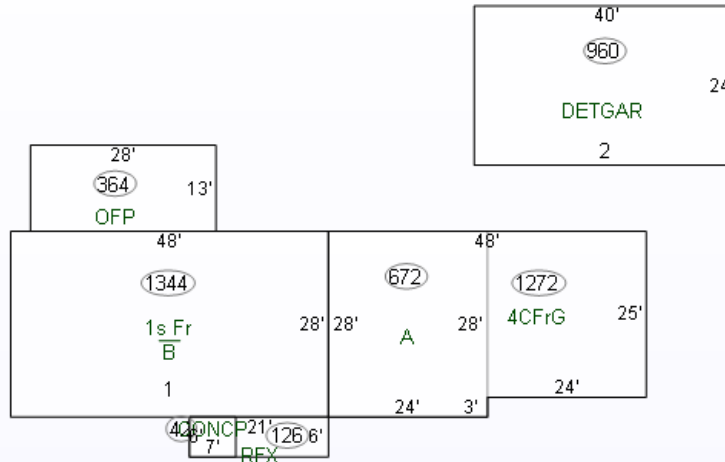
Roofing
☐ Built-Up ☐ Metal ☒ Asphalt ☐ Slate ☐ Tile
☐ Wood Shingle ☐ Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	364	\$12,300
Canopy, Roof Extension	126	\$1,400
Patio, Concrete	42	\$300

Plumbing		
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	12

Accommodations	
Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	11

Heat Type
Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1344	1344	\$96,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		672	0	\$5,300	
Bsmt		1344	0	\$32,200	
Crawl					
Slab					

	Total Base	\$133,700
Adjustments	1 Row Type Adj. x 1.00	\$133,700
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:1008	\$12,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1344	\$3,300
No Elec (-)		\$0
Plumbing (+ / -)	12 – 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$159,100
	Sub-Total, 1 Units	
Exterior Features (+)	\$14,000	\$173,100
Garages (+) 1272 sqft	\$32,800	\$205,900
Quality and Design Factor (Grade)		1.00
	Location Multiplier	0.92
	Replacement Cost	\$189,428

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mkrt	Improv Value
1: Single-Family	100%	1	Wood Frame	C	1966	1966	57	A		0.92		3,360 sqft	\$189,428	40%	\$113,660	0%	100%	1.560	1.0000	\$177,300
2: Detached Garage	0%	1	Wood Frame	C	1972	1972	51	A	\$25.66	0.92	\$23.61	24'x40'	\$22,663	40%	\$13,600	0%	100%	1.560	1.0000	\$21,200