

43-11-08-200-646.000-032

General Information

Parcel Number
43-11-08-200-646.000-032

Local Parcel Number
0470803430

Tax ID:

Routing Number
004-044-049

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 404100-032
WARSAW TOWN - E SIDE

Section/Plat
8-32-6

Location Address (1)
707 E FORT WAYNE ST
WARSAW, IN 46580

Zoning
R-2 RESIDENCE DISTRICT (WAR

Subdivision
Lansdales Add a/k/a OP of the Tow

Lot
245

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 14, 2024

Review Group 2024

HODGES CHARLES H & IRENE T

Ownership

HODGES CHARLES H & IRENE T
707 E FORT WAYNE ST
WARSAW, IN 46580-3342

Legal

4-44-49
LESS W 16' LOT 245 & PT VAC ALLEY
LANSDALES ADD



707 E FORT WAYNE ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	HODGES CHARLES		WD	/		I

510, 1 Family Dwell - Platted Lot

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	\$18,800	\$18,800	\$15,700	\$15,700	\$12,200
Land Res (1)	\$18,800	\$18,800	\$15,700	\$15,700	\$12,200
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$120,700	\$106,700	\$96,200	\$84,800	\$80,100
Imp Res (1)	\$120,700	\$106,600	\$96,100	\$84,700	\$80,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$100	\$100	\$100	\$100
Total	\$139,500	\$125,500	\$111,900	\$100,500	\$92,300
Total Res (1)	\$139,500	\$125,400	\$111,800	\$100,400	\$92,200
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$100	\$100	\$100	\$100

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

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
F	F		58	58x132	1.00	\$324	\$324	\$18,792	0%	1.0000	100.00	0.00	0.00	\$18,790

WARSAW TOWN - E SIDE/ 1/2

Notes

10/30/2023 REA: 2024 CHANGED EFF AGE OF RES FROM 1951 TO 1970 FOR UPDATES PER PICTOMETRY

5/21/2019 REA: 2020 REAS PER QUESTIONNAIRE NEW ROOF (2004), SIDING (1976), CHANGED HB TO FB--2 FB TOTAL, ORIGINAL DRAFT FURNACE/GRAVITY HEAT SO REMOVED HEATING, BRR AREA IS SHOP, CORRECTED SHED SIZE PER PHONE CALL BTW BOBBI AND OWNER TODAY/KC CHANGED SIZE OF OFP PER PICT.

12/1/2015 REA: 2016 CORRECTED EFYR DUE TO UPDATE

Land Computations

Calculated Acreage	0.18
Actual Frontage	58
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	\$18,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,800

General Information

OccupancySingle-Family
DescriptionSingle-Family
Story Height2
Style30 Older 2/2+ story 1
Finished Area1776 sqft
Make

Floor Finish

☐ Earth☐ Tile
☐ Slab☐ Carpet
☒ Sub & Joist☐ Unfinished
☐ Wood☐ Other
☐ Parquet

Wall Finish

☒ Plaster/Drywall☒ Unfinished
☐ Paneling☐ Other
☐ Fiberboard

Roofing

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

Exterior Features

Description	Area	Value
Patio, Concrete	84	\$500
Porch, Open Frame	245	\$9,000

Plumbing

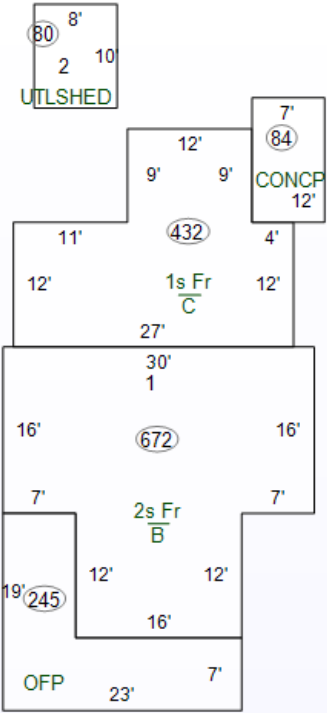
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Other



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1104	1104	\$85,100	
2	1Fr	672	672	\$32,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		672	0	\$21,700	
Crawl		432	0	\$4,100	
Slab					

Total Base \$143,100

Adjustments 1 Row Type Adj. x 1.00 \$143,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	1:120	\$800
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	1:1104 2:672	(\$7,000)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$139,300

Sub-Total, 1 Units

Exterior Features (+)	\$9,500	\$148,800
Garages (+) 0 sqft	\$0	\$148,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.92	

Replacement Cost \$123,206

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	2	Wood Fr	D+2	1914	1970	54 A		0.92		2,448 sqft	\$123,206	45%	\$67,760	0%	100%	1.780	1.000	100.00	0.00	0.00	\$120,600
2: Utility Shed	1	SV	C	1978	1978	46 A		0.92		10'x10'	\$200	65%	\$70	0%	100%	1.780	1.000	100.00	0.00	0.00	\$100