

43-04-31-400-712.000-025

General Information

Parcel Number  
43-04-31-400-712.000-025

Local Parcel Number  
0772302214

Tax ID:

Routing Number  
007-122-001.5

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

Year: 2024

Location Information

County  
Kosciusko

Township  
TURKEY CREEK

District 025 (Local 025 )  
TURKEY CREEK TOWNSHIP

School Corp 4345  
WAWASEE COMMUNITY

Neighborhood 701700-025  
DEWART CHANNEL

Section/Plat  
31-34-7

Location Address (1)  
4294 E DEFREESE RD  
SYRACUSE, IN 46567

Zoning  
RESIDENTIAL RESIDENTIAL

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
High, Rolling ☐

Public Utilities ERA  
Gas, Electricity ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Other

Printed Sunday, April 14, 2024

Review Group 2026

HOUGH WILLIAM E SR & CHRIS

Ownership

HOUGH WILLIAM E SR & CHRISTINE  
114 E MARY MAC ST  
WARSAW, IN 46580

Legal

7-122-1.5  
PT N 1/2 NW 1/4 31-34-7 .67A



4294 E DEFREESE RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/08/1989	HOUGH WILLIAM E S	0	WD	/		
12/14/1984	WEBSTER GARY L &	0	WD	/		
11/21/1979	WIGGS DUANE	0	WD	/		
04/12/1978	WALKER STUART A	0	WD	/		
01/01/1900	HUNZIKER CARL & D		WD	/		

511, 1 Family Dwell - Unplatted (0 to 9.9

DEWART CHANNEL/70170 1/2

Notes

7/7/2021 REA: 2022 CORRECTED LOT DEPTH & WDP DIMENSIONS. CHANGED EFF YEAR FROM 1973 TO 1978 FOR UPDATES PER PICTOMETRY - CORRECTED PROPERTY CLASS (SS)

8/24/2017 REA: 2018 CORRECTED LAND TO BE A FRONT LOT FOR REASSESSMENT. ( NEIGHBORS ARE ALL PRICED AS FRONT LOTS )

11/14/2006 BP: ADDITION  
ADD 1SFR 256 SQFT AND WDDK  
BP# 96952 8/13/96 8000  
1/29/97 KR

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$109,200	\$109,200	\$84,000	\$83,300	\$83,300
Land Res (1)	\$109,200	\$109,200	\$84,000	\$83,300	\$83,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$199,800	\$206,500	\$181,200	\$138,500	\$127,500
Imp Res (1)	\$199,800	\$204,800	\$179,700	\$137,300	\$126,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$1,700	\$1,500	\$1,200	\$1,200
Total	\$309,000	\$315,700	\$265,200	\$221,800	\$210,800
Total Res (1)	\$309,000	\$314,000	\$263,700	\$220,600	\$209,600
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$1,700	\$1,500	\$1,200	\$1,200

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 50' X 180', CI 50' X 180')

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		75	75x388	1.12	\$1,300	\$1,456	\$109,200	0%	1.0000	100.00	0.00	0.00	\$109,200

Land Computations

Calculated Acreage	0.67
Actual Frontage	75
Developer Discount	<input type="checkbox"/>
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	\$109,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$109,200

General Information

OccupancySingle-Family

DescriptionSingle-Family

Story Height1

Style40 newer 1 st 1961-20

Finished Area1670 sqft

Make

Floor Finish

☐Earth

☒Slab

☒Sub & Joist

☐Wood

☐Parquet

☒Tile

☒Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☒Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Porch, Open Frame	20	\$2,700
Patio, Treated Pine	793	\$3,600

Plumbing

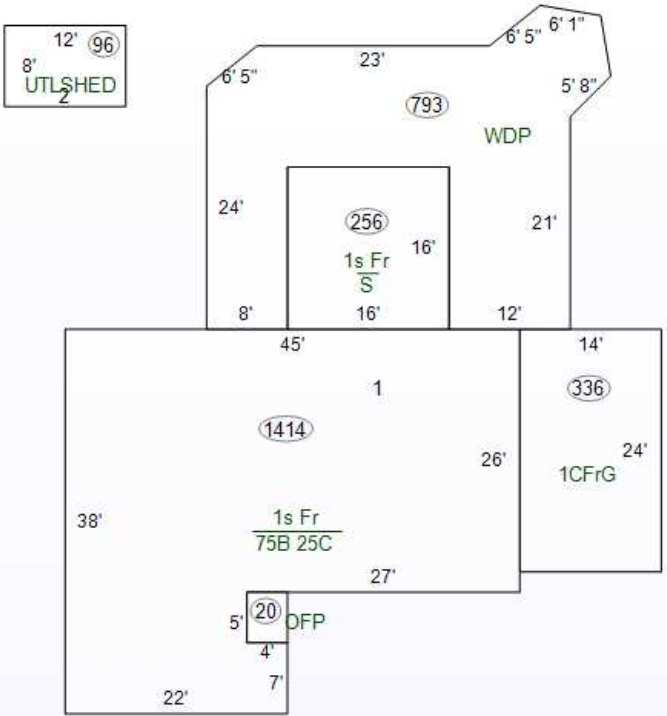
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1670	1670	\$110,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1060	0	\$27,400	
Crawl		354	0	\$3,800	
Slab		256	0	\$0	

Total Base

\$141,200

Adjustments

1 Row Type Adj. x 1.00

\$141,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PO:1	\$1,600
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit

\$145,200

Sub-Total, 1 Units

Exterior Features (+)	\$6,300	\$151,500
Garages (+) 336 sqft	\$12,600	\$164,100
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.92	

Replacement Cost

\$143,423

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	Wood Fr	C-1	1973	1978	46 A		0.92		2,730 sqft	\$143,423	35%	\$93,230	0%	100%	2.120	1.000	100.00	0.00	0.00	\$197,600
2: Utility Shed	1		C	2004	2004	20 A	\$23.66	0.92	\$21.77	8'x12'	\$2,090	50%	\$1,040	0%	100%	2.120	1.000	100.00	0.00	0.00	\$2,200