

20-11-22-352-047.000-015

General Information

Parcel Number

20-11-22-352-047.000-015

Local Parcel Number

11-22-352-047-015

Tax ID:

1122E

Routing Number

Property Class 510

1 Family Dwell - Platted Lot

Year: 2024

Location Information

County

Elkhart

Township

ELKHART TOWNSHIP

District 015 (Local 015)

GOSHEN CORP

School Corp 2315

GOSHEN COMMUNITY

Neighborhood 1552203-015

1552203-Dixie Park (015)

Section/Plat

Location Address (1)

2300 S MAIN ST

GOSHEN, IN 46526

Zoning

ZO01 Residential

Subdivision

Lot

Market Model

N/A

Characteristics

Topography

Flood Hazard

Level

Public Utilities

ERA

All

Streets or Roads

TIF

Paved

Neighborhood Life Cycle Stage

Static

Printed

Thursday, April 25, 2024

Review Group

2023

Data Source

Aerial

Collector

11/13/2023

James

Appraiser

MCKIBBIN SCOTT & WENDY MC

Ownership

MCKIBBIN SCOTT & WENDY MCKIBB

2300 S MAIN ST

GOSHEN, IN 46526-5226

Legal

DIXIE PARK LOTS 11 & 12 &

40FT ADJ E LOTS

11 & 12 EX .06A SEC 22

2300 S MAIN ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date

Owner

Doc ID

Code

Book/Page

Adj Sale Price

V/I

08/04/2016

MCKIBBIN SCOTT &

4054

WD

/

\$355,000

V

01/01/1900

DUFFIN GENE R & A

4054

WD

/

\$355,000

V

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

\$26,600

\$26,600

\$26,600

\$26,600

\$26,600

Land Res (1)

\$13,200

\$13,200

\$13,200

\$13,200

\$13,200

Land Non Res (2)

\$13,400

\$0

\$0

\$0

\$0

Land Non Res (3)

\$0

\$13,400

\$13,400

\$13,400

\$13,400

Improvement

\$600,400

\$566,200

\$498,500

\$443,900

\$417,700

Imp Res (1)

\$600,400

\$476,400

\$419,300

\$374,300

\$350,900

Imp Non Res (2)

\$0

\$0

\$0

\$0

\$0

Imp Non Res (3)

\$0

\$89,800

\$79,200

\$69,600

\$66,800

Total

\$627,000

\$592,800

\$525,100

\$470,500

\$444,300

Total Res (1)

\$613,600

\$489,600

\$432,500

\$387,500

\$364,100

Total Non Res (2)

\$13,400

\$0

\$0

\$0

\$0

Total Non Res (3)

\$0

\$103,200

\$92,600

\$83,000

\$80,200

Land Data (Standard Depth: Res 200', CI 200'

Base Lot: Res 165' X 200', CI 165' X 200')

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

0

89x500

1.15

\$130

\$150

\$13,350

0%

1.0000

0.00

100.00

0.00

\$13,350

F

F

0

88x500

1.15

\$130

\$150

\$13,200

0%

1.0000

100.00

0.00

0.00

\$13,200

Land Computations

Calculated Acreage

2.03

Actual Frontage

0

Developer Discount

Parcel Acreage

2.03

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

2.03

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

\$13,200

CAP 2 Value

\$13,400

CAP 3 Value

\$0

Total Value

\$26,600

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

5380 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☐ Carpet

☐ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Heat Type

Central Warm Air

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

5

Living Rooms

0

Dining Rooms

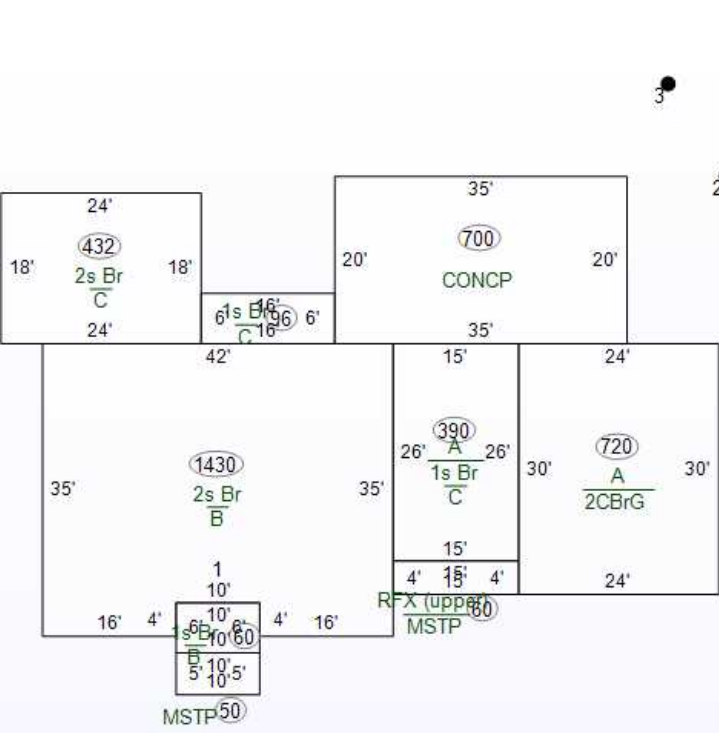
1

Family Rooms

1

Total Rooms

13



Specialty Plumbing		
Description	Count	Value
Steam Bath (2)	1	\$8,700

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	7	2408	2408	\$157,400
2	7	1862	1862	\$72,900
3				
4				
1/4				
1/2				
3/4				
Attic		1110	1110	\$18,000
Bsmt		1490	0	\$34,200
Crawl		918	0	\$5,600
Slab				
Total Base				\$288,100
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				3:910
Loft (+)				\$0
Fireplace (+)				MS:2 MO:2
No Heating (-)				\$0
A/C (+)				1:2408 2:1862 A:1110
No Elec (-)				\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0
Spec Plumb (+)				\$8,700
Elevator (+)				\$0
Sub-Total, One Unit				\$325,400
Sub-Total, 1 Units				
Exterior Features (+)				\$8,000
Garages (+) 720 sqft				\$21,700
Quality and Design Factor (Grade)				1.50
Location Multiplier				0.92
Replacement Cost				\$490,038

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: Residential Dwelling	2	Brick	A-1	1969	1969	55	A		0.92		6,870 sqft	\$490,038	35%	\$318,520	0%	100%	1.580	1.000	100.00	0.00	0.00	\$503,300
2: Detached Garage/Boat H	1	Brick	A	1990	1990	34	A	\$29.49	0.92	\$50.71	31'x39'	\$64,842	24%	\$49,280	0%	100%	1.580	1.000	100.00	0.00	0.00	\$77,900
3: Swimming Pool (R)	1		C	1990	1990	34	A	\$72.70	0.92	\$66.89	1,080 sqft	\$80,835	85%	\$12,130	0%	100%	1.580	1.000	100.00	0.00	0.00	\$19,200