

43-03-04-300-023.000-027

General Information

Parcel Number
43-03-04-300-023.000-027

Local Parcel Number
2771901440

Tax ID:

Routing Number
027-015-003

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Kosciusko

Township
VAN BUREN

District 027 (Local 027)
VAN BUREN TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 2715000-027
VAN BUREN TWP ACREAGE - RE

Section/Plat
4-34-6

Location Address (1)
68 E SOUTH ST
MILFORD, IN 46542

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Milford Junction

Lot
13 & 1

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Unpaved ☒

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 14, 2024

Review Group 2026

PAMER ADAM C

Ownership

PAMER ADAM C
407 N 450 E
WARSAW, IN 46582

Legal

27-15-3
LOT 14 & PT VAC ALLEY SHAFFERS ADD TO
MILFORD



Valuation Records

	Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	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	\$8,100	\$8,100	\$13,300	\$13,300	\$12,100	
Land Res (1)	\$8,100	\$8,100	\$13,300	\$13,300	\$12,100	
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Improvement	\$61,700	\$56,800	\$51,300	\$44,400	\$45,000	
Imp Res (1)	\$61,700	\$56,800	\$51,300	\$44,400	\$45,000	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Total	\$69,800	\$64,900	\$64,600	\$57,700	\$57,100	
Total Res (1)	\$69,800	\$64,900	\$64,600	\$57,700	\$57,100	
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	

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	0.2400	2.04	\$22,000	\$44,880	\$10,771	-25%	1.0000	100.00	0.00	0.00	\$8,080

68 E SOUTH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/21/2023	PAMER ADAM C	2023040646	QC	/		I
02/26/2021	SKRUMELAK NICHOL	2021021418	QC	/	\$23,000	I
04/12/2016	SKRUMELAK H RITA	2016040339	QC	/		I
04/25/2014	SKRUMELAK H RITA	2014041022	QC	/		I
09/27/2001	SKRUMELAK NICHOL		PR	/		I
09/27/2001	MOTRUK DOROTHY		PR	/		I

Res

510, 1 Family Dwell - Platted Lot

VAN BUREN TWP ACREA 1/2

Notes

4/4/2022 SPLT: 2022 SPLIT .32A (LOT 13 & PT VACATED ALLEY) TO PARCEL 2772600888

1/30/2020 2020: 2020 EFP IS 100% COMPLETE FOR 1/1/2020 PER FIELD CHECK 1/7/2020 2018 EFP 75% COMPLETE 1/17/2018

2/7/2017 BP: 2017 BP# 16-0140 SKRUMELAK RES ADDN- ENCLOSED STAIRS \$1000 (SELF)

4/12/2016 CE: CHANGED CONDITION OF HOUSE TO FAIR & CHANGED EFF YR FROM 1980 TO 1950 PER PICS & PICTOMETRY

6/24/2014 2015: 2015 CHANGED RFX TO EFP PER BUILDING PERMIT & FILED WORKERS ON 5-20-14

6/24/2014 BP: BP# 14-0138 SKRUMELAK RES ADDN (ENCLOSED STAIRS) \$1000

Land Computations

Calculated Acreage	0.24
Actual Frontage	0
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	0.24
91/92 Acres	0.00
Total Acres Farmland	-0.24
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	\$8,100
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$8,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$8,100

General Information

Occupancy Single-Family
Description Single-Family
Story Height 2
Style 30 Older 2/2+ story 1
Finished Area 1533 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
Porch, Enclosed Frame	175	\$6,200
Porch, Open Frame	70	\$4,100

Plumbing

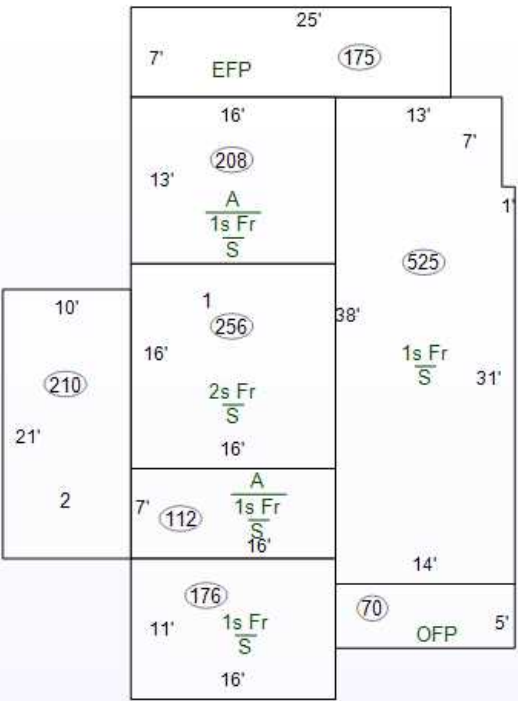
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1277	1277	\$93,300	
2	1Fr	256	256	\$18,600	
3					
4					
1/4					
1/2					
3/4					
Attic		320	0	\$4,100	
Bsmt					
Crawl					
Slab		1277	0	\$0	

Total Base \$116,000

Adjustments 1 Row Type Adj. x 1.00 \$116,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$116,000

Sub-Total, 1 Units

Exterior Features (+) \$10,300 \$126,300

Garages (+) 0 sqft \$0 \$126,300

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.92

Replacement Cost \$98,767

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+1	1911	1950	74 F		0.92		1,853 sqft	\$98,767	65%	\$34,570	25%	100%	1.850	1.000	100.00	0.00	0.00	\$48,000
2: EFP	1		D+1	2016	2016	8 A		0.92		10'x22'	\$8,211	10%	\$7,390	0%	100%	1.850	1.000	100.00	0.00	0.00	\$13,700