

43-11-08-200-485.000-032

General Information

Parcel Number
43-11-08-200-485.000-032

Local Parcel Number
0471301821

Tax ID:

Routing Number
004-044-010

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)
521 E CLARK ST
WARSAW, IN 46580

Zoning
R-2 RESIDENCE DISTRICT (WAR

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

Lot
OL 7

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

REHBORG DEVONDA

Ownership

REHBORG DEVONDA
521 E CLARK ST
WARSAW, IN 46580

Legal

4-44-10
OL 7 & ALL W PARK AVE LANSDALES ADD



521 E CLARK ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/14/2020	REHBORG DEVONDA	2020020948	QC	/	\$1,000	I
03/28/2014	DAUGHERTY DOLIN	2014030835	WD	/	\$30,000	I
04/02/2004	MILLER LEROY F		WD	/	\$30,000	I
02/02/1996	MILLER LEROY F	0	WD	/		I
03/29/1982	MILLER DOROTHY M	0	WD	/		I
01/01/1900	KONKLE,LUCY D		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	\$8,100	\$8,100	\$6,800	\$6,800	\$5,300
Land Res (1)	\$8,100	\$8,100	\$6,800	\$6,800	\$5,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$117,400	\$99,800	\$90,000	\$75,400	\$71,400
Imp Res (1)	\$117,400	\$98,500	\$88,800	\$74,400	\$70,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$1,300	\$1,200	\$1,000	\$900
Total	\$125,500	\$107,900	\$96,800	\$82,200	\$76,700
Total Res (1)	\$125,500	\$106,600	\$95,600	\$81,200	\$75,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$1,300	\$1,200	\$1,000	\$900

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		27	22x198	1.14	\$324	\$369	\$8,118	0%	1.0000	100.00	0.00	0.00	\$8,120

WARSAW TOWN - E SIDE/ 1/2

Notes

10/25/2023 REA: 2024 CORRECTED GRADE OF DETGAR FROM D+2 TO C & EFF AGE FROM 1950 TO 1960 FOR SOME UPDATES. CHANGED 1/2 SFR TO 3/4 SFR & CHANGED EFF AGE OF RES FROM 1940 TO 1970 FOR SOME UPDATES PER PICTOMETRY

10/7/2019 REA: 2020 REAS ADDED SMALL SHED ON THE HOUSE AND CHANGED GRADE FROM D TO D+1

Land Computations

Calculated Acreage	0.12
Actual Frontage	27
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	\$8,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$8,100

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1 3/4

Style

20 1 1/2 story older

Finished Area

1524 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

100

\$7,200

Wood Deck

118

\$2,500

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

1

1

Total

5

9

Accommodations

Bedrooms

2

Living Rooms

0

Dining Rooms

0

Family Rooms

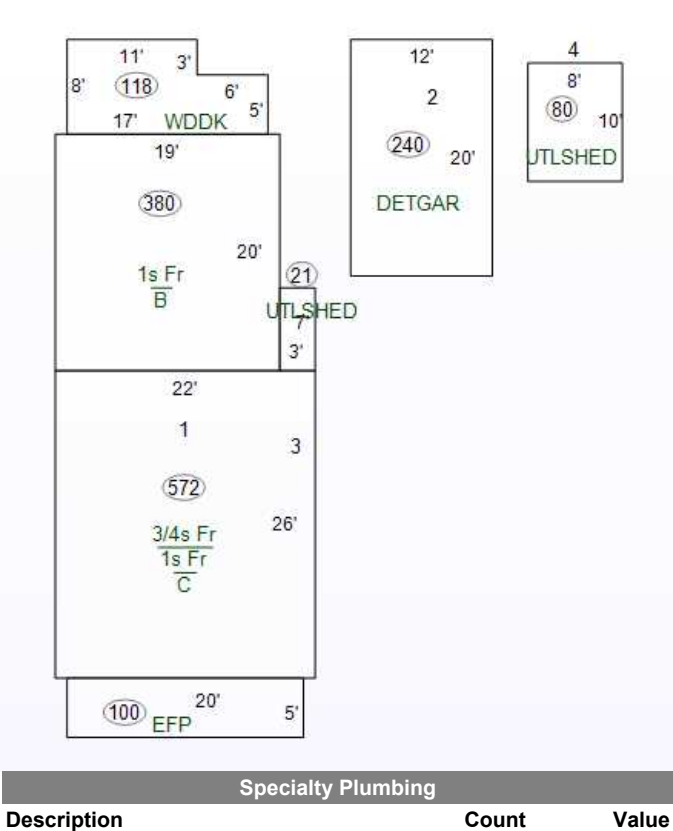
0

Total Rooms

6

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	952	952	\$77,400	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	572	572	\$26,000	
Attic					
Bsmt		380	0	\$16,500	
Crawl		572	0	\$4,800	
Slab					
				Total Base	\$124,700
Adjustments		1 Row Type Adj. x 1.00			\$124,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)			9 – 5 = 4 x \$800		\$3,200
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$127,900
Sub-Total, 1 Units					
Exterior Features (+)				\$9,700	\$137,600
Garages (+) 0 sqft				\$0	\$137,600
Quality and Design Factor (Grade)					0.85
Location Multiplier					0.92
Replacement Cost					\$107,603

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 3/4	Wood Fr	D+1	1900	1970	54	A		0.92		1,904 sqft	\$107,603	45%	\$59,180	0%	100%	1.780	1.000	100.00	0.00	0.00	\$105,300
2: Detached Garage	1	Wood Fr	C	1950	1960	64	A	\$45.76	0.92	\$42.10	12'x20'	\$10,104	42%	\$5,860	0%	100%	1.780	1.000	100.00	0.00	0.00	\$10,400
3: Utility Shed	1		C	1960	1960	64	A	\$44.62	0.92	\$41.05	3'x7'	\$862	65%	\$300	0%	100%	1.780	1.000	100.00	0.00	0.00	\$500
4: Utility Shed 2	1		C	1950	1950	74	A	\$26.02	0.92	\$23.94	3'x8'	\$1,915	65%	\$670	0%	100%	1.780	1.000	100.00	0.00	0.00	\$1,200