

43-18-06-400-191.000-013

General Information

Parcel Number
43-18-06-400-191.000-013

Local Parcel Number
3571800370

Tax ID:

Routing Number
035-026-008

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Kosciusko

Township
LAKE

District 013 (Local 013)
LAKE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 3501027-013
SILVER LAKE PENINSULA

Section/Plat
6-30-6

Location Address (1)
10462 S BOUSE DR
SILVER LAKE, IN 46982

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Don Bouses 1st Add

Lot
13-15

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Sewer, Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 14, 2024

Review Group 2023

BUTLER KIM W & CAROL J

Ownership

BUTLER KIM W & CAROL J
512 W 2ND ST
NORTH MANCHESTER, IN 46962

Legal

35-26-8
LOT 14 & PT LOT 13 & S PT LOT 15 DON BOUSES
1ST ADD



10462 S BOUSE DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/10/2003	BUTLER KIM W & CA	2003070768	WD	/	\$80,000	I
07/20/1998	DAUGHERTY KAREN		WD	/	\$64,000	I
01/09/1985	FRIEDEN JAMES	0	WD	/		I
01/01/1900	RUPE EMMA IRENE		WD	/		I

Res

Valuation Records

Assessment Year	2024	2023	2022	2022	2021
Reason For Change	AA	AA	Omit/F122	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2022	01/01/2021
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	\$37,200	\$34,300	\$30,400	\$30,400	\$30,400
Land Res (1)	\$37,200	\$34,300	\$30,400	\$30,400	\$30,400
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$114,700	\$104,900	\$95,400	\$92,700	\$77,900
Imp Res (1)	\$114,700	\$92,000	\$91,500	\$81,300	\$68,400
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$12,900	\$3,900	\$11,400	\$9,500
Total	\$151,900	\$139,200	\$125,800	\$123,100	\$108,300
Total Res (1)	\$151,900	\$126,300	\$121,900	\$111,700	\$98,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$12,900	\$3,900	\$11,400	\$9,500

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 58' X 100', CI 58' X 100')

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		112	108x36	0.61	\$385	\$235	\$25,380	0%	1.0000	100.00	0.00	0.00	\$25,380
F	F		25	25x50	0.73	\$385	\$281	\$7,025	0%	1.0000	100.00	0.00	0.00	\$7,030
F	F		32	28x75	0.89	\$385	\$343	\$9,604	-50%	1.0000	100.00	0.00	0.00	\$4,800

SILVER LAKE PENINSULA/ 1/2

Notes

10/5/2018 REA: 2019 CORRECTED LOT DIMENSIONS PER PLAT, CHANGED GRADES ON CNPY & EFP, COND OF CONC TO AVERAGE PER PICTOMETRY

12/23/2014 REA: 2015 CORRECTED CAP RATE ON CARSHED, CORRECTED COND ON SHED & CARSHED TO AVERAGE, GRADE ON RES TO D & AVERAGE COND PER PICTOMETRY

10/11/2010 MEM: CHANGED 9 x 24 EMP TO EFP TO BE CORRECT FOR 2011 PAY 2012

Land Computations

Calculated Acreage	0.17
Actual Frontage	169
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	\$37,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$37,200

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

40 newer 1 st 1961-20

Finished Area

1364 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

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

1

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

5

Heat Type

Central Warm Air

Exterior Features

Description

Area

Value

Porch, Enclosed Frame

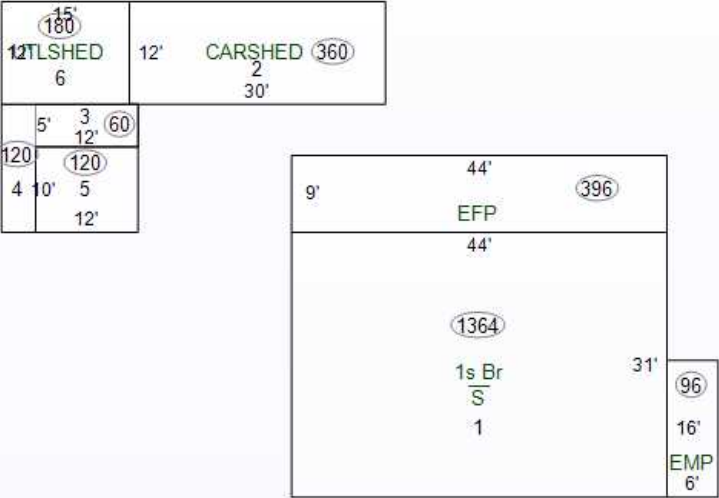
396

\$16,300

Porch, Enclosed Masonry

96

\$8,000



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1364	1364	\$107,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1364	0	\$0	
				Total Base	\$107,000
Adjustments				1 Row Type Adj. x 1.00	\$107,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1364	\$3,500
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$110,500
				Sub-Total, 1 Units	
Exterior Features (+)				\$24,300	\$134,800
Garages (+) 0 sqft				\$0	\$134,800
Quality and Design Factor (Grade)					0.80
Location Multiplier					0.92
				Replacement Cost	\$99,213

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	Brick	D	1957	1957	67	A		0.92		1,364 sqft	\$99,213	47%	\$52,580	0%	100%	1.860	1.000	100.00	0.00	0.00	\$97,800
2: Car Shed	1		D	1956	1956	68	A	\$10.10	0.92	\$7.43	12'x30'	\$2,676	65%	\$940	0%	100%	1.860	1.000	100.00	0.00	0.00	\$1,700
3: CNPY	1		D	2000	2000	24	A		0.92		60 sqft	\$294	26%	\$220	0%	100%	1.860	1.000	100.00	0.00	0.00	\$400
4: CONCP	1		D	1956	1956	68	A		0.92		120 sqft	\$589	47%	\$310	0%	100%	1.860	1.000	100.00	0.00	0.00	\$600
5: EFP	1		D	2000	2000	24	A		0.92		10'x10'	\$5,962	26%	\$4,410	0%	100%	1.860	1.000	100.00	0.00	0.00	\$8,200
6: Utility Shed	1		C	1956	1956	68	A	\$55.62	0.92	\$51.17	12'x15'	\$9,211	65%	\$3,220	0%	100%	1.860	1.000	100.00	0.00	0.00	\$6,000