

43-06-14-200-311.000-019

General Information

Parcel Number
43-06-14-200-311.000-019

Local Parcel Number
2172600281

Tax ID:

Routing Number
021-056-033

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Kosciusko

Township
PRAIRIE

District 019 (Local 019)
PRAIRIE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2101056-019
QUAIL RUN - PRAIRIE TWP

Section/Plat
14-33-5

Location Address (1)
5193 N BOBWHITE DR
WARSAW, IN 46582

Zoning
AG II (SUBDIVIDED) AGRICULTU

Subdivision
Quail Run SD II

Lot
11

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 14, 2024

Review Group 2023

BERNER MARILYN J & JAMES P

Ownership

BERNER MARILYN J & JAMES P BER
5193 N BOBWHITE DR
WARSAW, IN 46582

Legal

21-56-33
LOT 11 QUAIL RUN SD 2



5193 N BOBWHITE DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/28/2004	BERNER MARILYN J	200417787	QC	/		I
04/22/2004	STEGER MARILYN J	2004006334	WD	/	\$20,000	I
12/20/2000	SHEPHERD TERRY L		WD	/	\$15,000	I
01/01/1900	QUAIL RUN DEV COR		WD	/		I

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	\$26,900	\$26,900	\$30,500	\$30,500	\$30,500
Land Res (1)	\$22,900	\$22,900	\$25,900	\$25,900	\$25,900
Land Non Res (2)	\$4,000	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$4,000	\$4,600	\$4,600	\$4,600
Improvement	\$368,500	\$358,000	\$335,900	\$297,700	\$299,100
Imp Res (1)	\$368,500	\$332,000	\$311,400	\$276,600	\$277,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$26,000	\$24,500	\$21,100	\$21,300
Total	\$395,400	\$384,900	\$366,400	\$328,200	\$329,600
Total Res (1)	\$391,400	\$354,900	\$337,300	\$302,500	\$303,700
Total Non Res (2)	\$4,000	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$30,000	\$29,100	\$25,700	\$25,900

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 134' X 325', CI 134' X 325')

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		137	121x363	1.11	\$200	\$222	\$26,862	0%	1.0000	85.00	15.00	0.00	\$26,860

QUAIL RUN - PRAIRIE TWP 1/2

Notes

10/25/2018 REA: 2019 REMOVED 576 SQ FT OF UNFINISHED LIVING AREA FOR REASSESSMENT. EMAIL WAS SENT TO OWNERS. MARILYN CALLED THE OFFICE ON 10/30/18 TO LET US KNOW THAT THE THERE HAS NEVER BEEN ANY UNFINISHED LIVING AREA

8/6/2014 REA: 2015 CHANGED 10 X 10 UTL SHED TO 10 X 16 PER PICTOMETRY

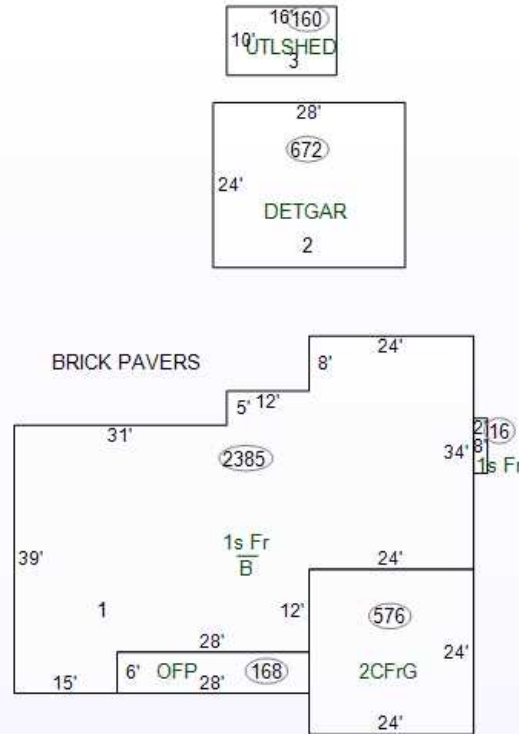
9/6/2005 BP: #040375 STEGER RES/GAR \$329,000 DET GAR \$20,000 4/21/2004

Land Computations

Calculated Acreage	1.01
Actual Frontage	137
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	\$22,900
CAP 2 Value	\$4,000
CAP 3 Value	\$0
Total Value	\$26,900

2/2

Description	Area	Value
Porch, Open Frame	168	\$7,000

Central Warm Air

Specialty Plumbing		
Description	Count	Value
Bath Tub With Jets	1	\$1,800

Sub-Total, One Unit	\$241,100
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	Sub-Total, 1 Units	
Exterior Features (+)	\$7,000	\$248,100
Garages (+) 576 sqft	\$18,600	\$266,700
Quality and Design Factor (Grade)		1.10
	Location Multiplier	0.92
	Replacement Cost	\$269,900

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+2	2004	2004	20	A		0.92		4,786 sqft	\$269,900	20%	\$215,920	0%	100%	1.580	1.000	100.00	0.00	0.00	\$341,200
2: Detached Garage	1	Wood Fr	C	2004	2004	20	A	\$30.86	0.92	\$28.39	24'x28'	\$19,079	20%	\$15,260	0%	100%	1.580	1.000	100.00	0.00	0.00	\$24,100
3: Utility Shed	1		C	2012	2012	12	A	\$21.43	0.92	\$19.72	10'x10'	\$3,154	35%	\$2,050	0%	100%	1.580	1.000	100.00	0.00	0.00	\$3,200

\$368,500