

43-15-16-100-011.000-001

General Information

Parcel Number  
43-15-16-100-011.000-001

Local Parcel Number  
0171200060

Tax ID:

Routing Number  
001-061-004.A

Property Class 511  
1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County  
Kosciusko

Township  
CLAY

District 001 (Local 001 )  
CLAY TOWNSHIP

School Corp 4415  
WARSAW COMMUNITY

Neighborhood 9109000-001  
CLAY TWP ACREAGE - RES

Section/Plat  
16-31-6

Location Address (1)  
6399 S 100 W  
CLAYPOOL, IN 46510

Zoning  
AG AGRICULTURE

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF  
Unpaved

Neighborhood Life Cycle Stage  
Other

Printed Saturday, April 13, 2024

Review Group 2023

LARUE DAVID A & CONNIE L

Ownership

LARUE DAVID A & CONNIE L  
6399 S 100 W  
CLAYPOOL, IN 46510

Legal

1-61-4.A  
TR NE 16-31-6 2.00A



6399 S 100 W

Transfer of Ownership

| Date       | Owner             | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|--------|------|-----------|----------------|-----|
| 05/01/1978 | LARUE DAVID A & C | 0      | WD   | /         |                | I   |
| 01/01/1900 | WILLIES CONSTRUC  | 0      | WD   | /         |                | I   |
| 01/01/1900 | LARUE DAVID A & C |        | 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     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Land                | \$25,500                            | \$25,500                 | \$25,500                 | \$25,500                 | \$23,000                 |
| Land Res (1)        | \$20,000                            | \$20,000                 | \$20,000                 | \$20,000                 | \$18,000                 |
| Land Non Res (2)    | \$5,500                             | \$0                      | \$0                      | \$0                      | \$0                      |
| Land Non Res (3)    | \$0                                 | \$5,500                  | \$5,500                  | \$5,500                  | \$5,000                  |
| Improvement         | \$207,000                           | \$204,300                | \$182,700                | \$161,400                | \$150,800                |
| Imp Res (1)         | \$202,000                           | \$175,300                | \$156,200                | \$138,200                | \$128,200                |
| Imp Non Res (2)     | \$4,800                             | \$0                      | \$0                      | \$0                      | \$0                      |
| Imp Non Res (3)     | \$200                               | \$29,000                 | \$26,500                 | \$23,200                 | \$22,600                 |
| Total               | \$232,500                           | \$229,800                | \$208,200                | \$186,900                | \$173,800                |
| Total Res (1)       | \$222,000                           | \$195,300                | \$176,200                | \$158,200                | \$146,200                |
| Total Non Res (2)   | \$10,300                            | \$0                      | \$0                      | \$0                      | \$0                      |
| Total Non Res (3)   | \$200                               | \$34,500                 | \$32,000                 | \$28,700                 | \$27,600                 |

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          | 1.0000 | 1.00   | \$20,000 | \$20,000  | \$20,000   | 0%      | 1.0000        | 100.00 | 0.00   | 0.00  | \$20,000 |
| 91        | A              |         | 0          | 1.000  | 1.00   | \$5,500  | \$5,500   | \$5,500    | 0%      | 1.0000        | 0.00   | 100.00 | 0.00  | \$5,500  |

Review Group 2023

Data Source N/A

Collector

Appraiser

CLAY TWP ACREAGE - RE 1/4

Notes

3/19/2024 2024: 2024 REMOVED MARKET FACTOR ON GEO

8/25/2022 REA: 2023 CORRECTED LENGTH OF LEANTO & CHANGED GRADE FROM C TO D PER PICTOMETRY.....

PER QUESTIONNAIRE, ADJUSTED FOUNDATION TO BE ALL UNFINISHED BSMNT. SB

10/29/2014 REA: 2015 REMOVED WOOD DECKPER PICTOMETRY FOR REASSESSMENT ALSO CHANGED 10X16 CAR SHED TO WOOD FRAME, ENCLOSED & CHANGED 18X21 CAR SHED TO METAL TYPE & PRICED PER GUIDELINES

ALSO CHANGED ASSESSMENT OF 18X21 CARSHED & REMOVED INF FACTOR PER STATE DIRECTIVE

3/1/2011 BP: #100082 LARUE CAR SHED \$1000

2/28/2008 GEO: 3 TON HCLWOD

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 2.00                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 2.00                     |
| 81 Legal Drain NV       | 0.00                     |
| 82 Public Roads NV      | 0.00                     |
| 83 UT Towers NV         | 0.00                     |
| 9 Homesite              | 1.00                     |
| 91/92 Acres             | 1.00                     |
| 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       | \$20,000                 |
| 91/92 Value             | \$5,500                  |
| Supp. Page Land Value   |                          |
| CAP 1 Value             | \$20,000                 |
| CAP 2 Value             | \$5,500                  |
| CAP 3 Value             | \$0                      |
| Total Value             | \$25,500                 |

General Information

OccupancySingle-Family  
DescriptionSingle-Family  
Story Height1  
Style40 newer 1 st 1961-20  
Finished Area1395 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   |
|-----------------|------|---------|
| Patio, Concrete | 25   | \$200   |
| Patio, Brick    | 190  | \$2,700 |

Plumbing

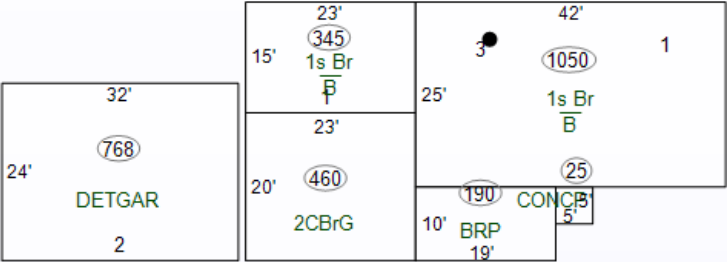
|               | # | TF |
|---------------|---|----|
| Full Bath     | 2 | 6  |
| Half Bath     | 0 | 0  |
| Kitchen Sinks | 1 | 1  |
| Water Heaters | 1 | 1  |
| Add Fixtures  | 0 | 0  |
| Total         | 4 | 8  |

Accommodations

|              |   |
|--------------|---|
| Bedrooms     | 2 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms  | 8 |

Heat Type

Geothermal Only



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor | Constr | Base | Finish | Value     | Totals |
|-------|--------|------|--------|-----------|--------|
| 1     | 7      | 1395 | 1395   | \$107,900 |        |
| 2     |        |      |        |           |        |
| 3     |        |      |        |           |        |
| 4     |        |      |        |           |        |
| 1/4   |        |      |        |           |        |
| 1/2   |        |      |        |           |        |
| 3/4   |        |      |        |           |        |
| Attic |        |      |        |           |        |
| Bsmt  |        | 1395 | 0      | \$32,800  |        |
| Crawl |        |      |        |           |        |
| Slab  |        |      |        |           |        |

|             |                        |           |
|-------------|------------------------|-----------|
|             | Total Base             | \$140,700 |
| Adjustments | 1 Row Type Adj. x 1.00 | \$140,700 |

|                  |                   |           |
|------------------|-------------------|-----------|
| Unfin Int (-)    |                   | \$0       |
| Ex Liv Units (+) |                   | \$0       |
| Rec Room (+)     |                   | \$0       |
| Loft (+)         |                   | \$0       |
| Fireplace (+)    | MS:1 MO:1         | \$4,500   |
| No Heating (-)   | 1:1395            | (\$6,300) |
| A/C (+)          |                   | \$0       |
| No Elec (-)      |                   | \$0       |
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 | \$2,400   |
| Spec Plumb (+)   |                   | \$0       |
| Elevator (+)     |                   | \$0       |

|                     |           |
|---------------------|-----------|
| Sub-Total, One Unit | \$141,300 |
|---------------------|-----------|

|                    |  |
|--------------------|--|
| Sub-Total, 1 Units |  |
|--------------------|--|

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| Exterior Features (+)             | \$2,900   | \$144,200 |
| Garages (+) 460 sqft              | \$14,700  | \$158,900 |
| Quality and Design Factor (Grade) | 1.00      |           |
| Location Multiplier               | 0.92      |           |
| Replacement Cost                  | \$146,188 |           |

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       | C     | 1978       | 1978     | 46         | A  |           | 0.92 |          | 2,790 sqft | \$146,188 | 35%      | \$95,020      | 0%      | 100% | 1.730 | 1.000 | 100.00 | 0.00  | 0.00  | \$164,400    |
| 2: Detached Garage | 1            | Wood Fr     | C     | 1975       | 1975     | 49         | A  | \$28.90   | 0.92 | \$26.59  | 24'x32'    | \$20,420  | 35%      | \$13,270      | 0%      | 100% | 1.730 | 1.000 | 100.00 | 0.00  | 0.00  | \$23,000     |
| 3: Geothermal      | 1            |             | C     | 2000       | 2000     | 24         | A  |           | 0.92 |          |            | \$12,880  | 22%      | \$10,050      | 0%      | 100% | 1.000 | 1.000 | 100.00 | 0.00  | 0.00  | \$10,100     |

General Information

Occupancy

Car Shed

#

TF

Description

Car Shed

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐Earth

☐Slab

☐Sub & Joist

☐Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Wall Finish

☐Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Wood Shingle

☐Metal

☐Other

☐Asphalt

☐Slate

☐Tile

Exterior Features

Plumbing

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

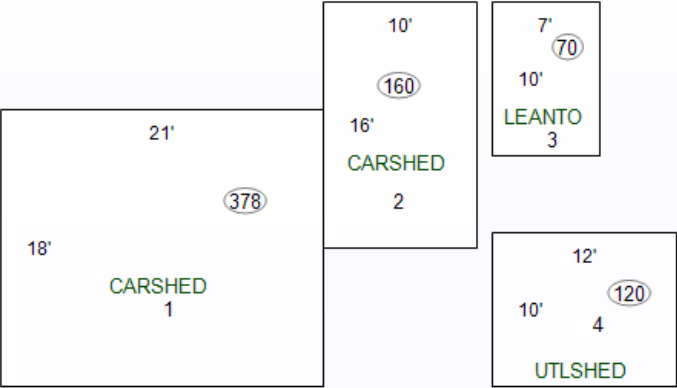
Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type



| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |

| Cost Ladder                       |        |      |        |         |
|-----------------------------------|--------|------|--------|---------|
| Floor                             | Constr | Base | Finish | Totals  |
| 1                                 |        |      |        |         |
| 2                                 |        |      |        |         |
| 3                                 |        |      |        |         |
| 4                                 |        |      |        |         |
| 1/4                               |        |      |        |         |
| 1/2                               |        |      |        |         |
| 3/4                               |        |      |        |         |
| Attic                             |        |      |        |         |
| Bsmt                              |        |      |        |         |
| Crawl                             |        |      |        |         |
| Slab                              |        |      |        |         |
| Total Base                        |        |      |        |         |
| Row Type Adj.                     |        |      |        |         |
| Adjustments                       |        |      |        |         |
| Unfin Int (-)                     |        |      |        |         |
| Ex Liv Units (+)                  |        |      |        |         |
| Rec Room (+)                      |        |      |        |         |
| Loft (+)                          |        |      |        |         |
| Fireplace (+)                     |        |      |        |         |
| No Heating (-)                    |        |      |        |         |
| A/C (+)                           |        |      |        |         |
| No Elec (-)                       |        |      |        |         |
| Plumbing (+ / -)                  |        |      |        |         |
| Spec Plumb (+)                    |        |      |        |         |
| Elevator (+)                      |        |      |        |         |
| Sub-Total, One Unit               |        |      |        | \$0     |
| Sub-Total, 1 Units                |        |      |        |         |
| Exterior Features (+)             |        |      |        | \$0 \$0 |
| Garages (+) 0 sqft                |        |      |        | \$0 \$0 |
| Quality and Design Factor (Grade) |        |      |        | 1.00    |
| Location Multiplier               |        |      |        | 0.92    |
| Replacement Cost                  |        |      |        | \$3,512 |

| 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: Car Shed             | 1            |             | C     | 2011       | 2011     | 13         | A  | \$10.10   | 0.92 | \$9.29   | 21'x18'      | \$3,512 | 25%      | \$2,630       | 0%      | 100% | 1.730 | 1.000 | 100.00 | 0.00   | 0.00   | \$4,500      |
| 2: Car Shed 2           | 1            |             | D     | 1996       | 1996     | 28         | A  | \$30.17   | 0.92 | \$22.21  | 160 sqft     | \$3,553 | 50%      | \$1,780       | 0%      | 100% | 1.730 | 1.000 | 0.00   | 100.00 | 0.00   | \$3,100      |
| 3: Lean-To              | 1            | Earth Flo   | D     | 1996       | 1996     | 28         | A  | \$5.58    | 0.92 |          | 10'x7' x 10' | \$287   | 50%      | \$140         | 0%      | 100% | 1.730 | 1.000 | 0.00   | 0.00   | 100.00 | \$200        |
| 4: Utility Shed         | 1            |             | C     | 1996       | 1996     | 28         | A  | \$21.97   | 0.92 | \$20.21  | 10'x12'      | \$2,425 | 60%      | \$970         | 0%      | 100% | 1.730 | 1.000 | 0.00   | 100.00 | 0.00   | \$1,700      |

