

43-16-23-200-059.000-015

General Information

Parcel Number  
43-16-23-200-059.000-015

Local Parcel Number  
1770600230

Tax ID:

Routing Number  
017-092-003

Property Class 515  
1 Family Dwell - Unplatted (40 or M

Year: 2025

Location Information

County  
Kosciusko

Township  
MONROE

District 015 (Local 015 )  
MONROE TOWNSHIP

School Corp 4455  
WHITKO COMMUNITY

Neighborhood 1707000-015  
MONROE TWP ACREAGE - RES

Section/Plat  
23-31-7

Location Address (1)  
6701 E 750 S  
PIERCETON, IN 46562

Zoning  
AG AGRICULTURE

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
High

Public Utilities ERA  
Electricity

Streets or Roads TIF  
Paved

Neighborhood Life Cycle Stage  
Other

Printed Friday, April 11, 2025

Review Group 2024

FREEL JAY C & JANET S

Ownership

FREEL JAY C & JANET S  
6701 E 750 S  
PIERCETON, IN 46562

Legal

17-92-3  
PT W 1/2 N 3/4 SE 23-31-7 46.00A PER DEED



6701 E 750 S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/14/2014	FREEL JAY C & JANE	2014110496	WD	/		I
01/01/1900	FREEL JAMES L & JO		WD	/		I

Res

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2025	01/01/2024	01/01/2023	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$304,000	\$241,500	\$54,600	\$50,200	\$47,900
Land Res (1)	\$22,000	\$20,000	\$20,000	\$20,000	\$20,000
Land Non Res (2)	\$282,000	\$221,500	\$20,800	\$16,400	\$14,100
Land Non Res (3)	\$0	\$0	\$13,800	\$13,800	\$13,800
Improvement	\$249,500	\$215,000	\$199,300	\$182,600	\$157,200
Imp Res (1)	\$244,400	\$209,300	\$180,000	\$161,900	\$140,200
Imp Non Res (2)	\$4,200	\$4,700	\$0	\$0	\$0
Imp Non Res (3)	\$900	\$1,000	\$19,300	\$20,700	\$17,000
Total	\$553,500	\$456,500	\$253,900	\$232,800	\$205,100
Total Res (1)	\$266,400	\$229,300	\$200,000	\$181,900	\$160,200
Total Non Res (2)	\$286,200	\$226,200	\$20,800	\$16,400	\$14,100
Total Non Res (3)	\$900	\$1,000	\$33,100	\$34,500	\$30,800

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	\$22,000	\$22,000	\$22,000	0%	1.0000	100.00	0.00	0.00	\$22,000
91	A	MLB	0	35.560	1.00	\$7,000	\$7,000	\$248,920	0%	1.0000	0.00	100.00	0.00	\$248,920
91	A		0	9.4400	1.00	\$7,000	\$7,000	\$66,080	-50%	1.0000	0.00	100.00	0.00	\$33,040

Market Model  
N/A

Characteristics

Topography Flood Hazard  
High

Public Utilities ERA  
Electricity

Streets or Roads TIF  
Paved

Neighborhood Life Cycle Stage  
Other

Printed Friday, April 11, 2025

Review Group 2024

Data Source N/A

Collector

Appraiser

MONROE TWP ACREAGE - 1/4

Notes

9/21/2023 REA: 2024 CHANGED 5X16 OFF TO AN RFX/CONCP, CORRECTED GRADE OF 6X30 RFX FROM C TO C-1, CORRECTED DIMENSIONS OF T3 FROM 20X20 TO 18X20 & GRADE FROM C TO D & LEANTO FROM 8X20 TO 8X18 & GRADE FROM C TO D. CORRECTED GRADE OF 9X31 LEANTO FROM C TO D ALL PER PICTOMETRY

CHANGED LAND FROM AG TO RES. LETTER SENT 9/21/2023. CHANGED PROPERTY CLASS & NEIGHBORHOOD

2/4/2021 BP: #190734 SHED \$8000 FREEL JAY 9/3/19, OWNER WILL NOT BE BUILDING SHED

6/25/2019 REA: 2020 PRICED ADDN & OFF IN WITH HOUSE, CHANGED GRADE ON HOUSE FROM D-1 TO C-1. CHANGED GRADE ON DET GARAGE & RFX FROM C TO C-1 FOR REASSESSMENT

ADDED HEAT & A/C & REMOVED 1 FULL BATH & ADDED 2ND WATER HEATER PER QUESTIONNAIRE (GC)

2/28/2017 BP: #140411 TEMP MH \$15,900 JAMES FREEL 6/26/14, WAS ON PP FOR A SHORT TIME BUT UNDER THE NAME OF JAY & JANET FREEL, MH HAS SINCE MOVED TO WISCONSIN

2/3/2016 2016: ADDED IRR SHAPE 3 WALL END, 10X12 UTLSHED

2/3/2016 BP: #150292 RES ADD \$95,000 FREEL JAY 5/12/15

8/17/2015 REA: 2016 CHANGED CONDITION OF

Land Computations

Calculated Acreage	46.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	46.00
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	45.00
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	\$22,000
91/92 Value	\$282,000
Supp. Page Land Value	
CAP 1 Value	\$22,000
CAP 2 Value	\$282,000
CAP 3 Value	\$0
Total Value	\$304,000

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

40 newer 1 st 1961-20

Finished Area

2256 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

Exterior Features

Description	Area	Value
Patio, Concrete	80	\$600
Canopy, Roof Extension	80	\$1,300

Plumbing

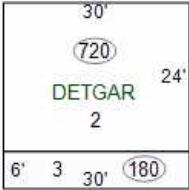
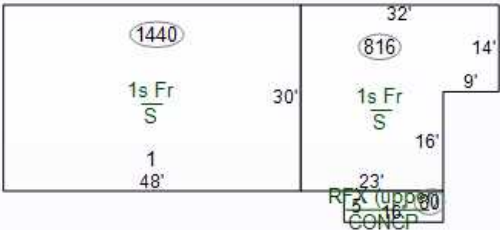
#	TF	
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	2	2
Add Fixtures	0	0
Total	5	9

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	2256	2256	\$181,900
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab		2256	0	\$0
Total Base				\$181,900
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:2256
No Elec (-)				\$0
Plumbing (+ / -)				9 - 5 = 4 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$191,600
Sub-Total, 1 Units				
Exterior Features (+)				\$1,900
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.95
Location Multiplier				0.90
Replacement Cost				\$165,443

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-1	1974	1993	32	A		0.90		2,256 sqft	\$165,443	26%	\$122,430	0%	100%	1.580	1.000	100.00	0.00	0.00	\$193,400
2: Detached Garage	1	Wood Fr	C-1	2004	2004	21	A	\$39.83	0.90	\$34.05	24'x30'	\$24,519	22%	\$19,130	0%	100%	1.580	1.000	100.00	0.00	0.00	\$30,200
3: RFX	1		C-1	2004	2004	21	A		0.90		6'x30'	\$2,052	22%	\$1,600	0%	100%	1.580	1.000	100.00	0.00	0.00	\$2,500

General Information

Occupancy

Barn, Pole (T3)

Description

Barn, Pole (T3)

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

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

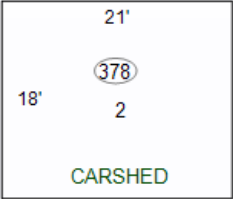
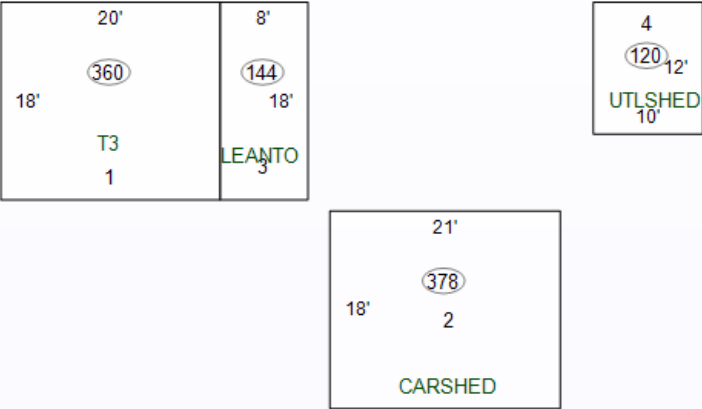
Living Rooms

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				
Adjustments				
Row Type Adj.				
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
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				
Location Multiplier				0.90
Replacement Cost				\$4,998

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: Barn, Pole (T3)	1	T3AW	D	1985	1985	40	F	\$26.25	0.90		18' x 20' x 8'	\$4,998	60%	\$2,000	0%	100%	1.580	1.000	0.00	100.00	0.00	\$3,200
2: Car Shed	1		D	2005	2005	20	A	\$10.10	0.90	\$2.89	18'x20'	\$1,091	40%	\$650	0%	100%	1.580	1.000	0.00	100.00	0.00	\$1,000
3: Lean-To	1	Earth Flo	D	1985	1985	40	F	\$4.69	0.90		18'x8' x 8'	\$486	60%	\$190	0%	100%	1.580	1.000	0.00	0.00	100.00	\$300
4: Utility Shed	1		C	2015	2015	10	A	\$21.97	0.90	\$19.77	10'x12'	\$2,373	30%	\$1,660	0%	100%	1.580	1.000	100.00	0.00	0.00	\$2,600

General Information

Occupancy Barn, Pole (T3)  
Description Barn, Pole (T3)  
Story Height 0  
Style N/A  
Finished Area  
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
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Plumbing

#	TF
	Full Bath
	Half Bath
	Kitchen Sinks
	Water Heaters
	Add Fixtures
	Total

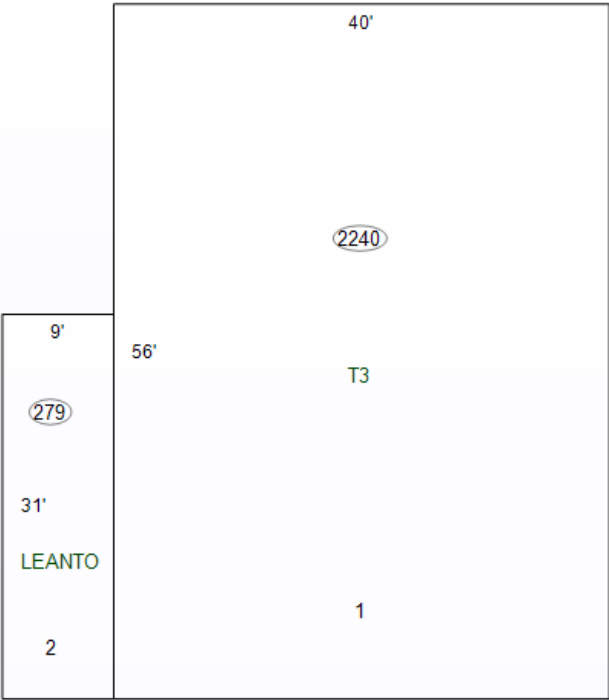
Accommodations

Bedrooms  
Living Rooms  
Dining Rooms  
Family Rooms  
Total Rooms

Heat Type

Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

	Total Base
Adjustments	Row Type Adj.

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)		
Location Multiplier	0.90	
Replacement Cost	\$33,099	

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: Barn, Pole (T3)	1	T3AW	C	1969	1969	56 F	\$16.42	0.90		56' x 40' x 14'	\$33,099	70%	\$9,930	0%	100%	1.580	1.000	100.00	0.00	0.00	\$15,700
2: Lean-To	1	Earth Flo	D	1900	1900	125 F	\$6.39	0.90		31'x9' x 12'	\$1,284	70%	\$390	0%	100%	1.580	1.000	0.00	0.00	100.00	\$600