

43-11-06-300-176.000-031

General Information

Parcel Number
43-11-06-300-176.000-031

Local Parcel Number
0371901620

Tax ID:

Routing Number
003-023-064

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Kosciusko

Township
WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 300500-031
MELODY ACRES

Section/Plat
6-32-6

Location Address (1)
1307 ORIOLE DR
WARSAW, IN 46580

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Pipers Melody Acres - Blocks II,III,I

Lot
4

Market Model
N/A

Characteristics

Topography Flood Hazard
High ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Thursday, April 10, 2025

Review Group 2024

KOLTER WILLIAM C & PAMELA

Ownership

KOLTER WILLIAM C & PAMELA J
HARRY D & JOYCE N BOGGS LE
6297 W DUSTYS RD
CLAYPOOL, IN 46510

Legal

3-23-64
LOT 4 BLK 6 PIPERS MELODY ACRES



1307 ORIOLE DR

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/19/2006	KOLTER WILLIAM C		WD	/	\$105,000	I
10/08/2002	BOGGS HARRY D & J		WD	/		I
08/03/1999	BOGGS HARRY D & J	0	WD	/		I
11/19/1993	BOGGS HARRY D & J	0	WD	/		I
10/01/1993	BOGGS,HARRY D.& J	0	WD	/		I
05/29/1992	BOGGS,HARRY D.& J	0	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	☐	☐	☐	☐	☒
Land	\$25,000	\$17,500	\$17,500	\$17,500	\$17,500
Land Res (1)	\$25,000	\$17,500	\$17,500	\$17,500	\$17,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$142,000	\$133,000	\$126,300	\$114,700	\$95,700
Imp Res (1)	\$142,000	\$133,000	\$124,900	\$113,400	\$94,700
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$1,400	\$1,300	\$1,000
Total	\$167,000	\$150,500	\$143,800	\$132,200	\$113,200
Total Res (1)	\$167,000	\$150,500	\$142,400	\$130,900	\$112,200
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$1,400	\$1,300	\$1,000

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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		100	100x150	1.00	\$250	\$250	\$25,000	0%	1.0000	100.00	0.00	0.00	\$25,000

MELODY ACRES/300500-0 1/2

Notes

11/16/2011 MEM: 2011 MAILING ADDRESS
CHANGE PER AUDITORS OFFICE

Land Computations

Calculated Acreage	0.34
Actual Frontage	100
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	\$25,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$25,000

