

43-11-35-100-001.000-031

General Information

Parcel Number
43-11-35-100-001.000-031

Local Parcel Number
0370802054

Tax ID:

Routing Number
003-173-001.A

Property Class 101
Cash Grain/General Farm

Year: 2021

Location Information

County
Kosciusko

Township
WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 308853-031
WAYNE TWP ACREAGE

Section/Plat
35-32-6

Location Address (1)
3075 S 275 E
WARSAW, IN 46580

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Sunday, March 28, 2021

Review Group 2021

HOMBURG FRED L TRUST 1/2 I

Ownership

HOMBURG FRED L TRUST 1/2 INT L
JEANNINE K HOMBURG TRUST 1/2 I
3075 S 275 E
WARSAW, IN 46580

Legal

3-173-1.A
NE NW NE 35-32-6 10.00A



3075 S 275 E

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/05/2007	HOMBURG FRED L T		WD	/	\$0	I
03/22/1982	HOMBURG FRED L T	0	WD	/	\$0	I
01/01/1900	HELSEY,RAYMOND &		WD	/	\$0	I

101, Cash Grain/General Farm

Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

2021	Assessment Year	2021	2020	2019	2018	2017
WIP	Reason For Change	AA	AA	AA	AA	AA
02/25/2021	As Of Date	01/01/2021	01/01/2020	01/01/2019	01/01/2018	01/01/2017
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☐	☐	☒
\$40,400	Land	\$40,400	\$35,300	\$36,400	\$36,600	\$37,600
\$22,000	Land Res (1)	\$22,000	\$20,000	\$20,000	\$20,000	\$20,000
\$5,200	Land Non Res (2)	\$5,200	\$5,000	\$6,100	\$6,300	\$7,300
\$13,200	Land Non Res (3)	\$13,200	\$10,300	\$10,300	\$10,300	\$10,300
\$184,200	Improvement	\$184,200	\$168,000	\$164,100	\$158,000	\$148,900
\$146,000	Imp Res (1)	\$146,000	\$132,200	\$129,900	\$123,700	\$116,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$38,200	Imp Non Res (3)	\$38,200	\$35,800	\$34,200	\$34,300	\$32,100
\$224,600	Total	\$224,600	\$203,300	\$200,500	\$194,600	\$186,500
\$168,000	Total Res (1)	\$168,000	\$152,200	\$149,900	\$143,700	\$136,800
\$5,200	Total Non Res (2)	\$5,200	\$5,000	\$6,100	\$6,300	\$7,300
\$51,400	Total Non Res (3)	\$51,400	\$46,100	\$44,500	\$44,600	\$42,400

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. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$22,000	\$22,000	\$22,000	0%	100%	1.0000	\$22,000
91	A		0	2.0300	1.00	\$6,500	\$6,500	\$13,195	0%	0%	1.0000	\$13,200
4	A	ATA	0	1.9000	0.85	\$1,290	\$1,097	\$2,084	0%	0%	1.0000	\$2,080
4	A	BC	0	0.6600	1.19	\$1,290	\$1,535	\$1,013	0%	0%	1.0000	\$1,010
4	A	MBB	0	0.6600	0.72	\$1,290	\$929	\$613	0%	0%	1.0000	\$610
5	A	ATA	0	0.4400	0.85	\$1,290	\$1,097	\$483	-60%	0%	1.0000	\$190
5	A	BC	0	0.9000	1.19	\$1,290	\$1,535	\$1,382	-60%	0%	1.0000	\$550
5	A	MBB	0	0.2000	0.72	\$1,290	\$929	\$186	-60%	0%	1.0000	\$70
5	A	CLB	0	0.0100	0.51	\$1,290	\$658	\$07	-60%	0%	1.0000	\$00
6	A	CLB	0	0.0600	0.51	\$1,290	\$658	\$39	-80%	0%	1.0000	\$10
6	A	WLB	0	0.1000	0.89	\$1,290	\$1,148	\$115	-80%	0%	1.0000	\$20
72	A	ATA	0	0.0100	0.50	\$1,290	\$645	\$06	-40%	0%	1.0000	\$00
72	A	BC	0	0.1500	0.50	\$1,290	\$645	\$97	-40%	0%	1.0000	\$60
72	A	CLB	0	1.5700	0.50	\$1,290	\$645	\$1,013	-40%	0%	1.0000	\$610
72	A	WLB	0	0.0100	0.50	\$1,290	\$645	\$06	-40%	0%	1.0000	\$00

Data Source N/A

Collector

Appraiser

WAYNE TWP ACREAGE/30

1/4

Notes

8/21/2020 REA: 2021 ADJUSTED LAND PER AG REPORT. CHANGED BASEMENT FINISH TO REC 3 PER QUESTIONNAIRE/PHONE CALL TO TAXPAYER.

9/15/2015 REA: 2016 ADDED LAND TYPE 71. CHANGED OFF TO RFX. PER PICTOMETRY.

6/24/2015 2016: MOVED TO WAYNE TWP ACREAGE NEIGHBORHOOD (308853) DELETED OLD NEIGHBORHOOD

2/25/2009 BP: #021346 10/24/02 23000 STORAGE BLDG

Land Computations

Calculated Acreage	10.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	10.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.30
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	2.03
Total Acres Farmland	6.67
Farmland Value	\$5,210
Measured Acreage	6.67
Avg Farmland Value/Acre	781
Value of Farmland	\$5,210
Classified Total	\$0
Farm / Classified Value	\$5,200
Homesite(s) Value	\$22,000
91/92 Value	\$13,200
Supp. Page Land Value	
CAP 1 Value	\$22,000
CAP 2 Value	\$5,200
CAP 3 Value	\$13,200
Total Value	\$40,400

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. %	Res Elig %	Market Factor	Value
82	A		0	0.3000	1.00	\$1,290	\$1,290	\$387	-100%	0%	1.0000	\$00

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

40 newer 1 st 1961-20

Finished Area

1320 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☒ Slab

☒ Carpet

☒ Sub & Joint

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

3

9

Half Bath

0

0

Kitchen Sinks

2

2

Water Heaters

1

1

Add Fixtures

0

0

Total

6

12

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

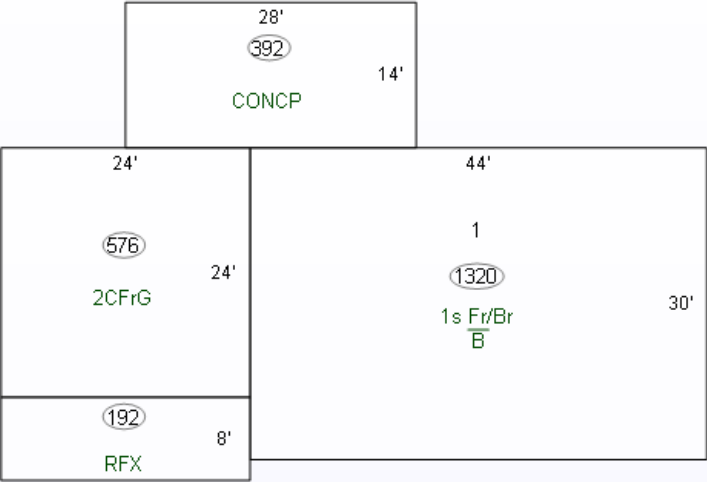
1

Total Rooms

12

Heat Type

Heat Pump



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	91A	1320	1320	\$88,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1320	0	\$28,900	
Crawl					
Slab					
		Total Base			\$117,600
Adjustments		1 Row Type Adj. x 1.00			\$117,600
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)				3:660	\$8,600
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,300
No Heating (-)					\$0
A/C (+)				1:1320	\$3,100
No Elec (-)					\$0
Plumbing (+ / -)			12 – 5 = 7 x \$800		\$5,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$139,200
Sub-Total, 1 Units					
Exterior Features (+)				\$3,800	\$143,000
Garages (+) 576 sqft				\$16,700	\$159,700
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.92
Replacement Cost					\$146,924

Description	Area	Value
Canopy, Roof Extension	192	\$1,800
Patio, Concrete	392	\$2,000

Specialty Plumbing		
Description	Count	Value

Summary of Improvements																			
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt
1: Single-Family R 01	100%	1	1/6 Masonry	C	1979	1979	42	A			0.92		2,640 sqft	\$146,924	30%	\$102,850	0%	100%	1.420 1.0000
																			Improv Value
																			\$146,000

General Information

Occupancy

Barn, Pole (T3)

Description

Barn, Pole (T3) R 01

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐Earth

☐Slab

☐Sub & Joint

☐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

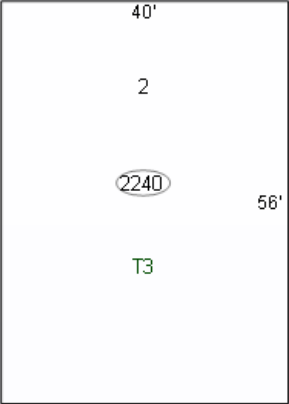
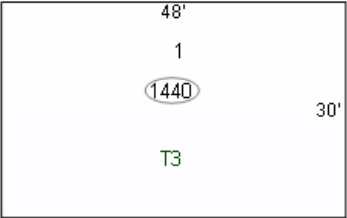
Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type



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

0.92

Replacement Cost

\$19,250

Specialty Plumbing		
Description	Count	Value

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Barn, Pole (T3) R 01	0%	1	T3AW	C	1980	1980	41	A	\$15.44	0.92	\$14.53	30' x 48' x 10'	\$19,250	55%	\$8,660	0%	100%	1.420	1.0000	\$12,300
2: Barn, Pole (T3) R 02	0%	1	T3AW	C	2002	2002	19	A	\$13.80	0.92	\$13.62	0' x 0' x 13'	\$28,068	35%	\$18,240	0%	100%	1.420	1.0000	\$25,900