

43-07-19-300-090.000-016

General Information

Parcel Number
43-07-19-300-090.000-016

Local Parcel Number
2970600731

Tax ID:

Routing Number
029-075-004.A

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

Year: 2021

Location Information

County
Kosciusko

Township
PLAIN

District 016 (Local 016)
PLAIN TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2906900-016
PLAIN HOMESITE TYPICAL AREA

Section/Plat
19-33-6

Location Address (1)
1544 W 400 N
WARSAW, IN 46582

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level, Rolling ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Monday, March 29, 2021

Review Group 2021

FOUNDATION FOR UNDERPRIVI

Ownership

FOUNDATION FOR UNDERPRIVILEG
1057 E 350 N
WARSAW, IN 46582

Legal

29-75-4.A
PT S 1/2 SW 19-33-6 8.66A



1544 W 400 N

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/04/2020	FOUNDATION FOR U	2020060243	QC	/	\$0	I
04/10/2013	27 GROUP INC	2013040680	WD	/	\$120,000	I
10/01/2009	FRAZIER DOROTHY	2009100025	AS	/	\$0	I
07/22/2009	FRAZIER WILLIAM J	2009071000	QC	/	\$0	I
01/01/1900	FRAZIER WILLIAM J		WD	/	\$0	I

511, 1 Family Dwell - Unplatted (0 to 9.9

PLAIN HOMESITE TYPICA 1/2

Notes

7/5/2016 REA: 2017 CHANGED EFF YR ON HOUSE. SOUND VALUED POULTRY HOUSE PER PICTOMETRY.
6/11/2015 2015: 2015 REMOVED INFLUENCE FACTOR ON LAND PER STATE DIRECTIVE
4/8/2010 MEM: 2010 REMOVED 24X30 CRIB 4X6 UTLSHED 24X20 CONFINEMENT 36X60 BARN 20X36 CARSHED

Res

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$75,600	Land	\$75,600	\$66,000	\$66,000	\$66,000	\$66,000
\$22,000	Land Res (1)	\$22,000	\$20,000	\$20,000	\$20,000	\$20,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$53,600	Land Non Res (3)	\$53,600	\$46,000	\$46,000	\$46,000	\$46,000
\$74,600	Improvement	\$74,600	\$75,200	\$72,300	\$68,900	\$64,400
\$74,300	Imp Res (1)	\$74,300	\$74,900	\$72,000	\$68,600	\$64,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$300	Imp Non Res (3)	\$300	\$300	\$300	\$300	\$300
\$150,200	Total	\$150,200	\$141,200	\$138,300	\$134,900	\$130,400
\$96,300	Total Res (1)	\$96,300	\$94,900	\$92,000	\$88,600	\$84,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$53,900	Total Non Res (3)	\$53,900	\$46,300	\$46,300	\$46,300	\$46,300

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	7.6600	1.00	\$7,000	\$7,000	\$53,620	0%	0%	1.0000	\$53,620

Land Computations

Calculated Acreage	8.66
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	8.66
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	7.66
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	\$53,600
Supp. Page Land Value	
CAP 1 Value	\$22,000
CAP 2 Value	\$0
CAP 3 Value	\$53,600
Total Value	\$75,600

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1 1/2

Style

11 1 story older

Finished Area

2204 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joint

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	224	\$7,400

Plumbing

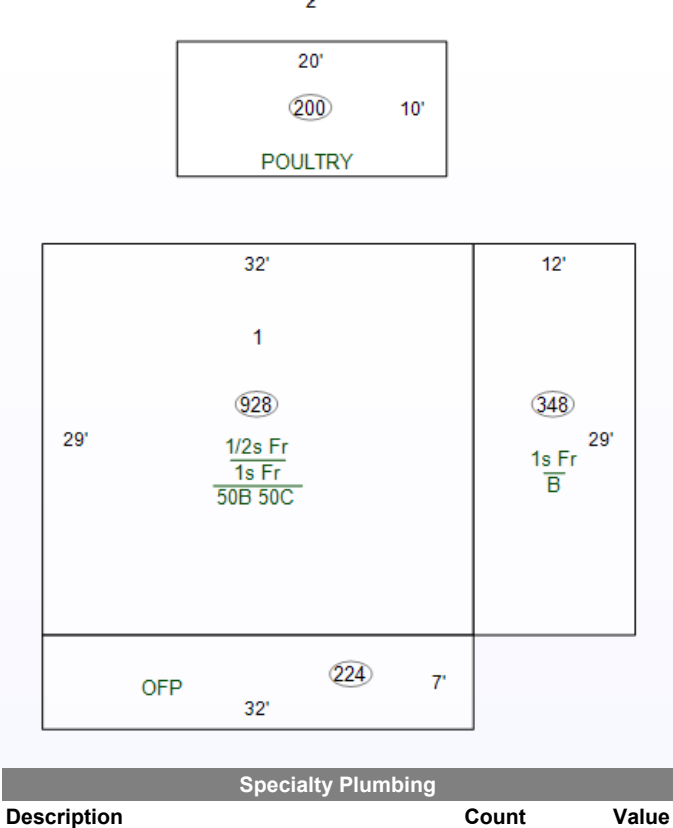
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1276	1276	\$85,300	
2					
3					
4					
1/4					
1/2	1Fr	928	928	\$28,000	
3/4					
Attic					
Bsmt		812	0	\$21,400	
Crawl		464	0	\$4,000	
Slab					
				Total Base	\$138,700
Adjustments				1 Row Type Adj. x 1.00	\$138,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$141,100
				Sub-Total, 1 Units	
Exterior Features (+)				\$7,400	\$148,500
Garages (+) 0 sqft				\$0	\$148,500
Quality and Design Factor (Grade)				0.80	
Location Multiplier				0.92	
				Replacement Cost	\$109,296

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 01	100%	1 1/2	Wood Frame	D	1900	1950	71	A		0.92		3,016 sqft	\$109,296	50%	\$54,650	0%	100%	1.360	1.0000	\$74,300
2: Confinement Facility, P	0%	1	SV	E	1900	1900	121	VP		0.92		-10' x20'		85%		0%	100%	1.360	1.0000	\$300