

43-11-25-300-109.000-031

General Information

Parcel Number
43-11-25-300-109.000-031

Local Parcel Number
0370200080

Tax ID:

Routing Number
003-123-002.A

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

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
25-32-6

Location Address (1)
3281 E WILCOX RD
WARSAW, IN 46580

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Sunday, March 28, 2021

Review Group 2020

BANGHART DORIS E

Ownership

BANGHART DORIS E
3281 E WILCOX RD
WARSAW, IN 46580

Legal

3-123-2.A
TR SW 25-32-6 2.15A



3281 E WILCOX RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/04/2006	BANGHART DORIS E		WD	/	\$0	I
08/31/2006	BANGHART DORIS E		WD	/	\$0	I
01/01/1900	BANGHART EDWARD		WD	/	\$0	I

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$28,800	Land	\$28,800	\$26,300	\$26,300	\$26,300	\$26,300
\$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
\$6,800	Land Non Res (3)	\$6,800	\$6,300	\$6,300	\$6,300	\$6,300
\$123,200	Improvement	\$123,200	\$120,100	\$115,200	\$109,700	\$104,000
\$119,500	Imp Res (1)	\$119,500	\$116,200	\$111,400	\$106,100	\$100,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$3,700	Imp Non Res (3)	\$3,700	\$3,900	\$3,800	\$3,600	\$3,400
\$152,000	Total	\$152,000	\$146,400	\$141,500	\$136,000	\$130,300
\$141,500	Total Res (1)	\$141,500	\$136,200	\$131,400	\$126,100	\$120,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$10,500	Total Non Res (3)	\$10,500	\$10,200	\$10,100	\$9,900	\$9,700

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	1.0500	1.00	\$6,500	\$6,500	\$6,825	0%	0%	1.0000	\$6,830
91	A		0	0.1000	1.00	\$6,500	\$6,500	\$650	-100%	0%	1.0000	\$00

WAYNE TWP ACREAGE/30

1/2

Notes

5/22/2019 REA: 2020 PER QUESTIONNAIRE
REMOVED 1 EXT FIX AND LEFT 1 FOR GARAGE
SINK/LEFT FP ON PER PICTOMETRY/KC

11/9/2015 REA: CHANGED EFF YR ON HOUSE &
CONDITION ON DET GARAGE FROM PR TO FR
PER PICTOMETRY

6/11/2015 2015: ADJUSTED INFLUENCE FACTOR
0.10 ACRES UNDERWATER.

Land Computations

Calculated Acreage	2.15
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.15
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	1.15
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	\$6,800
Supp. Page Land Value	
CAP 1 Value	\$22,000
CAP 2 Value	\$0
CAP 3 Value	\$6,800
Total Value	\$28,800

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

2

Style

30 Older 2/2+ story 1

Finished Area

1968 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

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

1

1

Total

4

6

Accommodations

Bedrooms

5

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

12

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

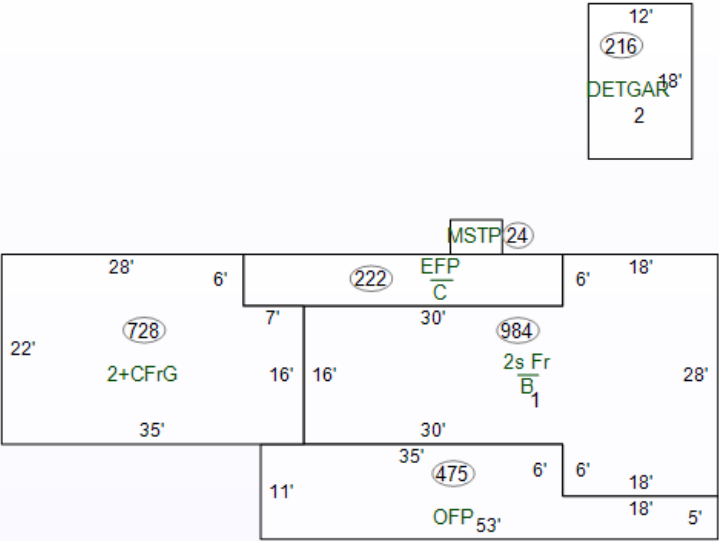
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	475	\$13,300
Porch, Enclosed Frame	222	\$10,300
Stoop, Masonry	24	\$1,400



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	984	984	\$72,400
2	1Fr	984	984	\$35,600
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		984	0	\$23,700
Crawl		222	0	\$3,000
Slab				
Total Base				\$134,700
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				MS:1 MO:2
No Heating (-)				\$0
A/C (+)				1:984 2:984
No Elec (-)				\$0
Plumbing (+ / -)				6 - 5 = 1 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$147,400
Sub-Total, 1 Units				
Exterior Features (+)				\$25,000
Garages (+) 728 sqft				\$19,400
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.92
Replacement Cost				\$158,810

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
1: Single-Family R 01	100%	2	Wood Frame	D+2	1891	1960	61	A		0.92		2,952 sqft	\$158,810	47%	\$84,170	0%	100%	1.420	1.0000
2: Detached Garage R 01	0%	1	Wood Frame	D	1950	1950	71	F	\$46.59	0.92	\$46.59	12'x18'	\$7,407	65%	\$2,590	0%	100%	1.420	1.0000