

43-10-34-300-102.000-034

General Information

Parcel Number  
43-10-34-300-102.000-034

Local Parcel Number  
1371400154

Tax ID:

Routing Number  
013-174-065.I

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County  
Kosciusko

Township  
HARRISON

District 034 (Local 034 )  
HARRISON TOWNSHIP

School Corp 4445  
TIPPECANOE VALLEY

Neighborhood 1302169-034  
PALESTINE OFF WATER - HARRI

Section/Plat

Location Address (1)  
3692 S BRUNER RD  
WARSAW, IN 46580

Zoning  
AG AGRICULTURE

Subdivision  
Bruners 2nd Add to Lakeview Park

Lot  
1

Market Model  
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage  
Other

Printed Tuesday, March 30, 2021

Review Group 2019

ORR MARVIN R & DEBRA K

Ownership

ORR MARVIN R & DEBRA K  
3692 BRUNER RD  
WARSAW, IN 46580

Legal

13-174-65.I  
LOT 1 BRUNERS 2ND ADD TO LAKEVIEW PK &  
TR N & E LOT 8.79A PER CALC



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"/>
\$54,400	Land	\$54,400	\$54,400	\$54,900	\$65,500	\$65,500
\$18,000	Land Res (1)	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
\$2,500	Land Non Res (2)	\$2,500	\$2,500	\$3,000	\$0	\$0
\$33,900	Land Non Res (3)	\$33,900	\$33,900	\$33,900	\$47,500	\$47,500
\$163,400	Improvement	\$163,400	\$155,600	\$153,500	\$144,800	\$143,700
\$142,000	Imp Res (1)	\$142,000	\$135,400	\$132,700	\$125,800	\$124,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$21,400	Imp Non Res (3)	\$21,400	\$20,200	\$20,800	\$19,000	\$19,700
\$217,800	Total	\$217,800	\$210,000	\$208,400	\$210,300	\$209,200
\$160,000	Total Res (1)	\$160,000	\$153,400	\$150,700	\$143,800	\$142,000
\$2,500	Total Non Res (2)	\$2,500	\$2,500	\$3,000	\$0	\$0
\$55,300	Total Non Res (3)	\$55,300	\$54,100	\$54,700	\$66,500	\$67,200

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		0	60x110	0.93	\$100	\$93	\$5,580	-50%	0%	1.0000	\$2,790
F	F		74	74x153	1.06	\$100	\$106	\$7,844	0%	0%	1.0000	\$7,840
9	A		0	1.0000	1.00	\$18,000	\$18,000	\$18,000	0%	100%	1.0000	\$18,000
91	A	RLB	0	4.6500	1.00	\$5,000	\$5,000	\$23,250	0%	0%	1.0000	\$23,250
4	A	RLB	0	1.1900	0.98	\$1,290	\$1,264	\$1,504	0%	0%	1.0000	\$1,500
4	A	UF	0	1.5400	0.50	\$1,290	\$645	\$993	0%	0%	1.0000	\$990

3692 S BRUNER RD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/26/2015	ORR MARVIN R & DE	2015030913	WD	/	\$0	I
03/02/2015	ORR MARVIN R & DE	2015030043	WD	/	\$40,000	I
10/26/2010	HALL FRANK D 1/2 &	2010101250	TD	/	\$21,000	I
10/04/1999	NICHOLS FAMILY RE	0	QC	/	\$0	I
04/01/1987	NICHOLS A MILLER &	0	WD	/	\$0	I
08/02/1983	NICHOLS JOHN PAUL	0	WD	/	\$0	I

Res

PALESTINE OFF WATER - 1/4

Notes

7/18/2018 PAST: 2019 2.73A IS PASTURE  
7/18/2018 REA: 2019 ADDED 6X8 UTL SHED PER PICTOMETRY. ADDED 2.73A PASTURE LAND. DREW WDDK IN WITH RES.  
4/21/2017 CE: 2016 CORRECTED DIMENSIONS ON HOUSE TO 30X48 PER FIELD CHECK FROM LEE IN AP 4/21/17  
1/23/2017 BP: 2017 160539 12X12 PERGOLA/WDDK \$1,000 07/11/2016

1/21/2016 2016: ADDED RES /ATTGAR, POLE BARN 8 X 6 SHED, 8 X 12 LEAN TO, CHANGED PROPERTY CLASS, ADDED HOMESITE

1/21/2016 BP: BP # 150137 RES ATTGAR, POLE BARN /W LEAN TO & PORCH \$ 197.000 3-30-15

6/17/2015 2016: COMBINED 1370400327 & 1370400328 INTO THIS PARCEL

6/17/2015 COMB: COMBINED 1370400327 & 1370400328 INTO THIS PARCEL

6/5/2015 2015: REMOVED INFLUENCE FACTOR FROM EXCESS ACRES PER STATE DIRECTIVE. PER BOBBI FIELD CHECK, UT SHED IS NO LONGER THERE

1/13/2014 2014: 2014 CORRECTED 3.00A FROM AG LAND PRICING TO EXCESS ACRES WITH 60% INFLUENCE

12/14/2012 MEMO: PER TAXPAYER BOTH SHEDS WERE REMOVED IN THE SPRING OF 2012

Land Computations

Calculated Acreage	8.79
Actual Frontage	74
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
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	4.65
Total Acres Farmland	-5.65
Farmland Value	\$2,490
Measured Acreage	2.73
Avg Farmland Value/Acre	912
Value of Farmland	(\$5,150)
Classified Total	\$0
Farm / Classified Value	(\$5,200)
Homesite(s) Value	\$18,000
91/92 Value	\$23,300
Supp. Page Land Value	
CAP 1 Value	\$18,000
CAP 2 Value	\$2,500
CAP 3 Value	\$33,900
Total Value	\$54,400

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1440 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Patio, Concrete	16	\$200
Porch, Open Frame	160	\$5,700
Wood Deck	144	\$2,700

Plumbing

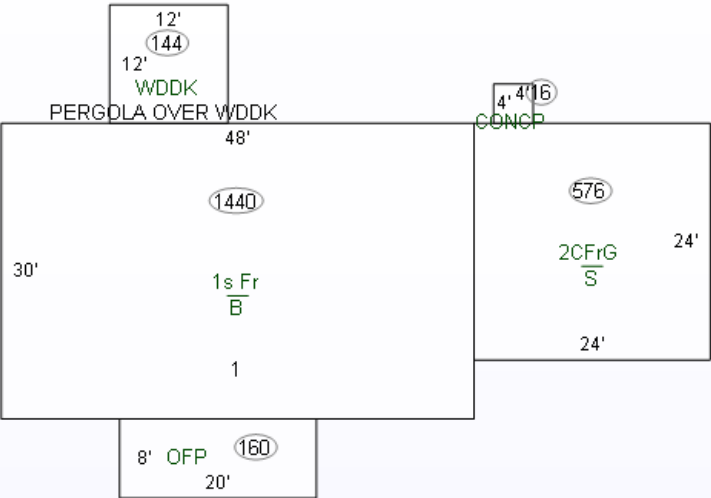
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1440	1440	\$91,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1440	0	\$30,400	
Crawl					
Slab		576	0	\$0	

Total Base \$121,600

Adjustments 1 Row Type Adj. x 1.00 \$121,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1440	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$128,000

Sub-Total, 1 Units

Exterior Features (+)	\$8,600	\$136,600
Garages (+) 576 sqft	\$16,700	\$153,300
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.92	

Replacement Cost \$141,036

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	100%	1	Wood Frame	C	2015	2015	6 A		0.92		2,880 sqft	\$141,036	5%	\$133,980	0%	100%	1.060 1.0000	\$142,000

General Information

Occupancy

Barn, Pole (T3)

Description

Barn, Pole (T3)

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

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

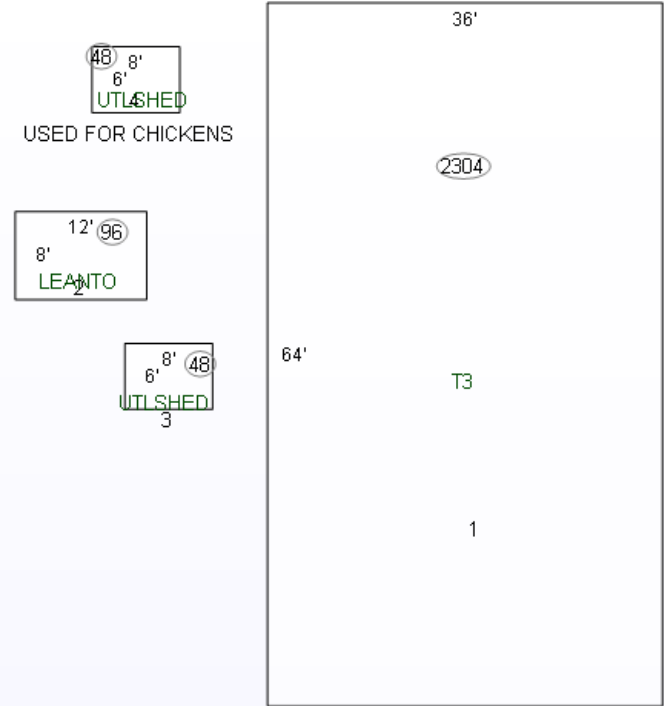
Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
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				0.92
Replacement Cost				\$21,692

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
1: Barn, Pole (T3)	0%	1	T3AW	C	2015	2015	6	A		\$13.70	0.92	\$10.23	64' x 36' x 16'	\$21,692	15%	\$18,440	0%	100%	1.060
2: Lean-To	0%	1	Earth Floor	C	2015	2015	6	A		\$3.95	0.92	\$3.95	8'x12' x 8'	\$349	15%	\$300	0%	100%	1.060
3: Utility Shed	0%	1		D	2016	2016	5	A		\$27.83	0.92	\$27.83	6'x8'	\$983	20%	\$790	0%	100%	1.060
4: Utility Shed	0%	1		D	2015	2015	6	F		\$27.83	0.92	\$27.83	6'x8'	\$983	25%	\$740	0%	100%	1.060

