

43-07-13-400-027.000-016

General Information

Parcel Number
43-07-13-400-027.000-016

Local Parcel Number
2970801530

Tax ID:

Routing Number
029-050-004

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
13-33-6

Location Address (1)
3141 E ARMSTRONG RD
LEESBURG, IN 46538

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Monday, March 29, 2021

Review Group 2021

VANCE BETTY M

Ownership

VANCE BETTY M
C/O GARY STUEBAKER
5275 W 100 S
LARWILL, IN 46764-9754

Legal

29-50-4
PT NW S ROAD 13-33-6 .85A



3141 E ARMSTRONG 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
12/08/2008	VANCE BETTY M	2008100773	QC	/	\$0	I
01/01/1900	VANCE BETTY MARI	0	WD	/	\$0	I
01/01/1900	HOFFER BETTY MAR		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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$21,100	Land	\$21,100	\$19,200	\$19,200	\$19,200	\$19,200
\$21,100	Land Res (1)	\$21,100	\$19,200	\$19,200	\$19,200	\$19,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$105,100	Improvement	\$105,100	\$97,800	\$94,000	\$92,600	\$87,300
\$104,900	Imp Res (1)	\$104,900	\$97,600	\$93,800	\$92,400	\$87,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$200	Imp Non Res (3)	\$200	\$200	\$200	\$200	\$200
\$126,200	Total	\$126,200	\$117,000	\$113,200	\$111,800	\$106,500
\$126,000	Total Res (1)	\$126,000	\$116,800	\$113,000	\$111,600	\$106,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$200	Total Non Res (3)	\$200	\$200	\$200	\$200	\$200

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	0.8500	1.13	\$22,000	\$24,860	\$21,131	0%	100%	1.0000	\$21,130

PLAIN HOMESITE TYPICA

1/2

Notes

6/17/2020 REA: 2021 ADDED 2/6TH BRICK TO CONSTRUCTION PER PICTURES

6/27/2016 REA: 2017 CHANGED CARSHED TO LEAN-TO & CHANGED GRADE & CONDITION. CHANGED GRADE & CONDITION ON DETGAR PER PICTOMETRY.

9/26/2008 MEM: 2006 REMOVED CA PER HOMEOWNER

Land Computations

Calculated Acreage	0.85
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.85
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.85
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	\$21,100
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$21,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,100

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	11 1 story older
Finished Area	1924 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" 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	396	\$2,000
Patio, Concrete	135	\$700

Plumbing

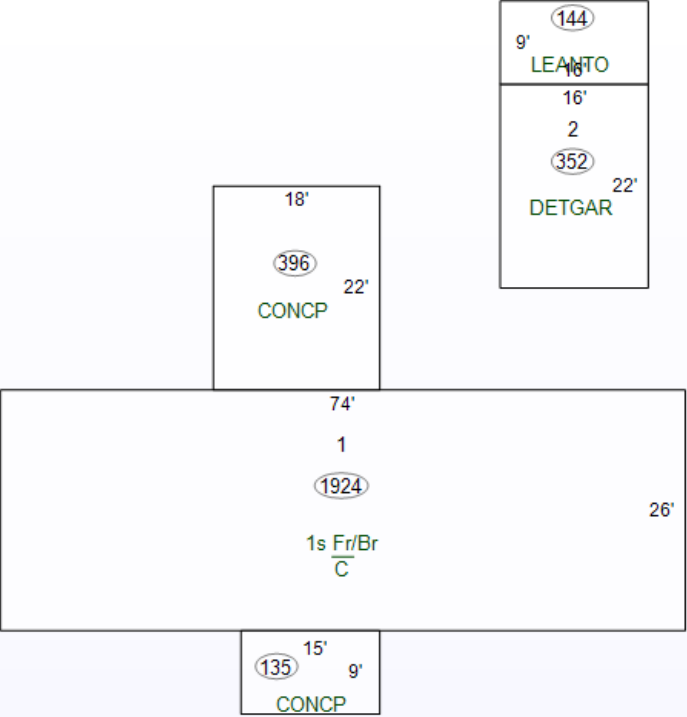
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1924	1924	\$115,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1924	0	\$7,500	
Slab					

	Total Base	\$122,800
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Adjustments	1 Row Type Adj. x 1.00	\$122,800
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Unfin Int (-)		\$0
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Ex Liv Units (+)		\$0
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Rec Room (+)		\$0
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Loft (+)		\$0
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Fireplace (+)	MS:2 MO:2	\$8,600
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No Heating (-)		\$0
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A/C (+)		\$0
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No Elec (-)		\$0
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Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
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Spec Plumb (+)		\$0
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Elevator (+)		\$0
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	Sub-Total, One Unit	\$133,000
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	Sub-Total, 1 Units	
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Exterior Features (+)	\$2,700	\$135,700
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Garages (+) 0 sqft	\$0	\$135,700
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Quality and Design Factor (Grade)		1.00
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Location Multiplier		0.92
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	Replacement Cost	\$124,844
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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	2/6 Masonry	C	1958	1958	63 A		0.92		1,924 sqft	\$124,844	42%	\$72,410	0%	100%	1.360	1.0000	\$98,500
2: Detached Garage R 01	100%	1	Wood Frame	D	1958	1958	63 A	\$34.55	0.92	\$34.55	16'x22'	\$8,951	47%	\$4,740	0%	100%	1.360	1.0000	\$6,400
3: Lean-To	0%	1	Earth Floor	D	1958	1958	63 A	\$3.95	0.92	\$3.95	9'x16' x 8'	\$419	65%	\$150	0%	100%	1.360	1.0000	\$200