

43-11-14-300-653.000-033

General Information

Parcel Number
43-11-14-300-653.000-033

Local Parcel Number
0671700050

Tax ID:

Routing Number
006-067-057

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County
Kosciusko

Township
WAYNE

District 033 (Local 033)
WINONA LAKE TOWN

School Corp 4415
WARSAW COMMUNITY

Neighborhood 601700-033
DON QUINES SUB

Section/Plat
14-32-6

Location Address (1)
1402 WOOSTER RD
WINONA LAKE, IN 46590

Zoning
RESIDENTIAL RESIDENTIAL

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 Sunday, March 28, 2021

Review Group 2020

ADAMS KENT J & NANCY C TRU

Ownership

ADAMS KENT J & NANCY C TRUST
KENT J & NANCY C ADAMS CO-TRU
1402 WOOSTER RD
WINONA LAKE, IN 46590

Legal

6-67-57
PT E END S 1/2 SW 14-32-6 .46A PER SURVEY



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"/>
\$21,300	Land	\$21,300	\$18,100	\$18,100	\$18,100	\$18,100
\$21,300	Land Res (1)	\$21,300	\$18,100	\$18,100	\$18,100	\$18,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$149,500	Improvement	\$149,500	\$154,000	\$144,900	\$138,100	\$130,800
\$146,100	Imp Res (1)	\$146,100	\$150,700	\$141,600	\$135,000	\$127,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$3,400	Imp Non Res (3)	\$3,400	\$3,300	\$3,300	\$3,100	\$3,100
\$170,800	Total	\$170,800	\$172,100	\$163,000	\$156,200	\$148,900
\$167,400	Total Res (1)	\$167,400	\$168,800	\$159,700	\$153,100	\$145,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$3,400	Total Non Res (3)	\$3,400	\$3,300	\$3,300	\$3,100	\$3,100

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 135', CI 100' X 135')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		95	95x227	1.12	\$200	\$224	\$21,280	0%	100%	1.0000	\$21,280

1402 WOOSTER RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/13/2007	ADAMS KENT J & NA		WD	/	\$0	I
11/03/2005	ADAMS KENT & NAN		WD	/	\$124,500	I
08/28/1996	QUINE FAMILY TRUS	0	WD	/	\$0	I
01/01/1900	QUINE DONALD & FE		WD	/	\$0	I

510, 1 Family Dwell - Platted Lot

Res

DON QUINES SUB/601700- 1/2

Notes

11/4/2019 REA: 2020 ADDED FAMILY ROOM (N/V CHANGE) & JETTED TUB PER QUESTIONNAIRE
11/30/2015 REA: 2016 ADJUSTED EFF YR ON HOUSE (NEWER ROOF & WINDOWS)
4/21/2009 BP: #119-05 10/3/05 \$7,700 REROOF & 200 AMP SERVICE
BP: #123-05 10/11/05 \$1,500 10X 16 SHED

Land Computations

Calculated Acreage	0.50
Actual Frontage	95
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	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$21,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,300

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

40 newer 1 st 1961-20

Finished Area

1672 sqft

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

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

1

1

Total

5

8

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

1

Total Rooms

8

Heat Type

Central Warm Air

Roofing

☐Built-Up

☐Metal

☒Asphalt

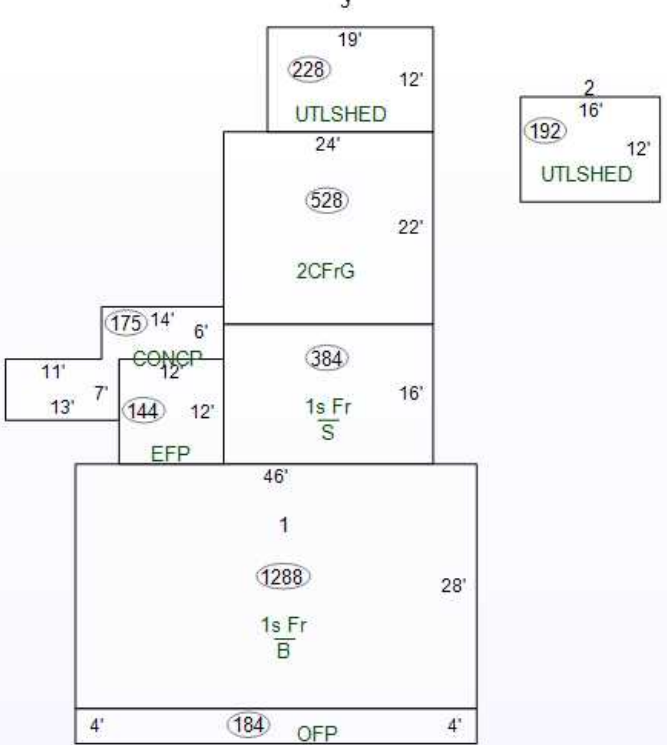
☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	144	\$8,100
Porch, Open Frame	184	\$6,300
Patio, Concrete	175	\$900



Specialty Plumbing		
Description	Count	Value
Bath Tub With Jets	1	\$1,700

Cost Ladder				
Floor Constr	Base	Finish	Value	Totals
1 1Fr	1672	1672	\$100,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1288	0	\$28,600	
Crawl				
Slab	384	0	\$0	
			Total Base	\$128,900
Adjustments			1 Row Type Adj. x 1.00	\$128,900
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)			MS:1 MO:1	\$4,300
No Heating (-)				\$0
A/C (+)			1:1672	\$3,700
No Elec (-)				\$0
Plumbing (+ / -)			8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)				\$1,700
Elevator (+)				\$0
			Sub-Total, One Unit	\$141,000
			Sub-Total, 1 Units	
Exterior Features (+)			\$15,300	\$156,300
Garages (+) 528 sqft			\$14,500	\$170,800
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.92
			Replacement Cost	\$157,136

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
1: Single-Family	100%	1	Wood Frame	C	1967	1975	46	A		0.92		2,960 sqft	\$157,136	35%	\$102,140	0%	100%	1.430	1.0000
2: Utility Shed	0%	1		D	2005	2005	16	A	\$18.02	0.92	\$18.02	12'x16'	\$2,546	45%	\$1,400	0%	100%	1.430	1.0000
3: Utility Shed	0%	1		D	1967	1967	54	A	\$17.06	0.92	\$17.06	12'x19'	\$2,863	65%	\$1,000	0%	100%	1.430	1.0000