

43-08-18-200-266.000-023

General Information

Parcel Number
43-08-18-200-266.000-023

Local Parcel Number
0571602232

Tax ID:

Routing Number
005-072-011

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County
Kosciusko

Township
TIPPECANOE

District 023 (Local 023)
TIPPECANOE TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 504800-023
TIPPECANOE CHANNEL S SIDE

Section/Plat
18-33-7

Location Address (1)
17 EMS T13B LN
LEESBURG, IN 46538

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Du-Cu-Nee Village

Lot
2

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
Gas, Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, March 31, 2021

Review Group 2021

FOSTER ANNA E

Ownership

FOSTER ANNA E
17 EMS T13B LN
LEESBURG, IN 46538

Legal

5-72-11
LOT 2 DU CU NEE VILLAGE ON TIPPE LK



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	☒	☐	☐	☐	☒
\$106,800	Land	\$106,800	\$99,800	\$99,800	\$92,800	\$92,800
\$106,800	Land Res (1)	\$106,800	\$99,800	\$99,800	\$92,800	\$92,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$185,200	Improvement	\$185,200	\$152,400	\$132,000	\$128,500	\$119,700
\$180,800	Imp Res (1)	\$180,800	\$148,400	\$127,900	\$124,400	\$115,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$4,400	Imp Non Res (3)	\$4,400	\$4,000	\$4,100	\$4,100	\$4,000
\$292,000	Total	\$292,000	\$252,200	\$231,800	\$221,300	\$212,500
\$287,600	Total Res (1)	\$287,600	\$248,200	\$227,700	\$217,200	\$208,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$4,400	Total Non Res (3)	\$4,400	\$4,000	\$4,100	\$4,100	\$4,000

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 70' X 166', CI 70' X 166')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		70	70x150	1.00	\$1,525	\$1,525	\$106,750	0%	100%	1.0000	\$106,750

17 EMS T13B LN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/22/2019	FOSTER ANNA E	2019050793	WD	/	\$285,000	V
06/12/2012	PEACOCK DANIEL R	2012060454	WD	/	\$242,600	I
08/05/2011	STURM SHARON L	2011080253	QC	/	\$0	I
02/07/2011	CASEY-MCDONALD	2011020480	QC	/	\$0	I
09/29/2008	STURM SHARON L &	2008091257	QC	/	\$0	I
07/15/2003	STURM FRANK C & S		WD	/	\$186,000	I

Res

510, 1 Family Dwell - Platted Lot

TIPPECANOE CHANNEL S 1/2

Notes

1/28/2020 2020: ADJUSTED EFFECTIVE AGE TO REFLECT RECENT UPDATES TO THE HOME EVIDENT IN MLS PHOTOS - JPB

Land Computations

Calculated Acreage	0.24
Actual Frontage	70
Developer Discount	☐
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	\$106,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$106,800

Data Source N/A

Collector

Appraiser

