

43-07-01-200-175.000-016

General Information

Parcel Number
43-07-01-200-175.000-016

Local Parcel Number
2970301188

Tax ID:

Routing Number
029-004-015

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County
Kosciusko

Township
PLAIN

District 016 (Local 016)
PLAIN TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2904300-016
TIPPECANOE CHANNEL

Section/Plat
1-33-6

Location Address (1)
70 EMS T34D LN
LEESBURG, In 46538

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
SD of Blk A Old Mill Place

Lot
1

Market Model
N/A

Characteristics

Topography Flood Hazard
Low ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Unpaved ☐

Neighborhood Life Cycle Stage
Other

Printed Monday, March 29, 2021

Review Group 2021

SPEICHER MORRIS E & ANNE M

Ownership

SPEICHER MORRIS E & ANNE M TB
C/O GAYLE MANBY-BUCHER
48 EMS C18 LN
WARSAW, IN 46582-9196

Legal

29-4-15
LOT 1 BLK A OLD MILL PLACE SD



70 EMS T34D LN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/24/1986	SPEICHER MORRIS	0	WD	/	\$0	I
11/04/1982	COLLINS CHARLES B	0	WD	/	\$0	I
01/01/1900	SPAULDING RUSSEL		WD	/	\$0	I

510, 1 Family Dwell - Platted Lot

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	☒	☐	☐	☐	☒
\$74,800	Land	\$74,800	\$69,900	\$69,900	\$65,000	\$65,000
\$74,800	Land Res (1)	\$74,800	\$69,900	\$69,900	\$65,000	\$65,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$197,100	Improvement	\$197,100	\$160,900	\$160,900	\$152,100	\$141,700
\$194,300	Imp Res (1)	\$194,300	\$158,600	\$158,600	\$150,000	\$139,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,800	Imp Non Res (3)	\$2,800	\$2,300	\$2,300	\$2,100	\$2,000
\$271,900	Total	\$271,900	\$230,800	\$230,800	\$217,100	\$206,700
\$269,100	Total Res (1)	\$269,100	\$228,500	\$228,500	\$215,000	\$204,700
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,800	Total Non Res (3)	\$2,800	\$2,300	\$2,300	\$2,100	\$2,000

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 100', CI 50' X 100')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		50	50x95	0.98	\$1,525	\$1,495	\$74,750	0%	100%	1.0000	\$74,750

TIPPECANOE CHANNEL/2 1/2

Notes

7/22/2020 REA: 2021 CHANGED RFX/CONCP TO RFX/MSTP FOR REASSESSMENT.

10/21/2016 REA: 2017 ADJUSTED GRADE & EFF YR ON HOUSE FOR REASSESSMENT

5/8/2013 MEM: 2013 PAY 2014 CORRECTED 7X16 TO UTLISHED, ADDED RFX/CONC, 1 JET TUB

Land Computations

Calculated Acreage	0.11
Actual Frontage	50
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	\$74,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$74,800

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

40 newer 1 st 1961-20

Finished Area

2453 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☐ Carpet

☒ Sub & Joint

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Wood Deck	276	\$4,200
Stoop, Masonry	32	\$1,400
Canopy, Roof Extension	32	\$600
Patio, Concrete	56	\$300

Plumbing

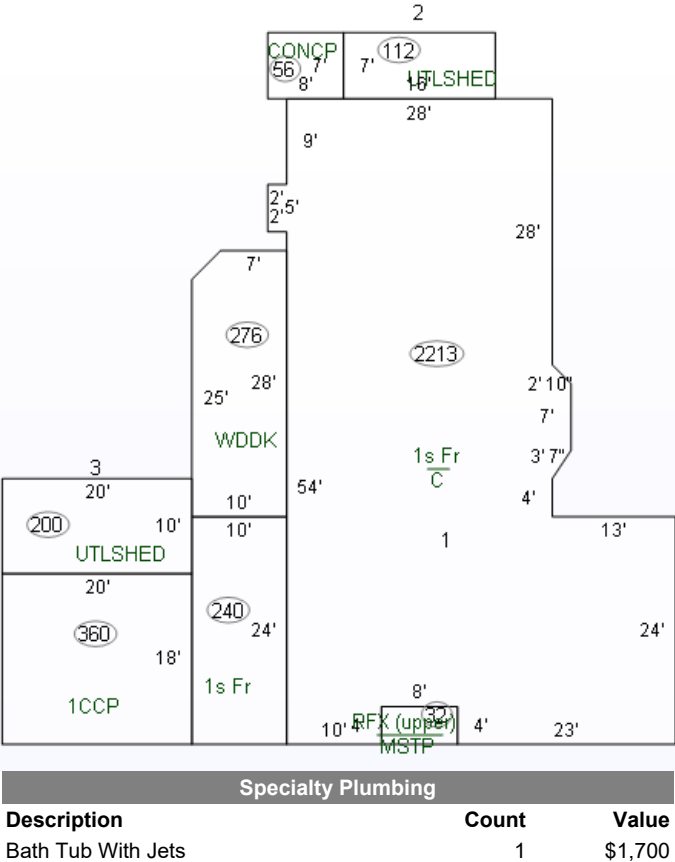
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	2453	2453	\$133,700
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1660	0	\$6,900
Slab				
Total Base				\$140,600
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				MS:1 MO:1
No Heating (-)				\$0
A/C (+)				1:2453
No Elec (-)				\$0
Plumbing (+ / -)				10 - 5 = 5 x \$800
Spec Plumb (+)				\$1,700
Elevator (+)				\$0
Sub-Total, One Unit				\$155,600
Sub-Total, 1 Units				
Exterior Features (+)				\$6,500
Garages (+) 360 sqft				\$4,800
Quality and Design Factor (Grade)				0.95
Location Multiplier				0.92
Replacement Cost				\$145,871

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%	1	Wood Frame	C-1	1963	1985	36	A		0.92		2,453 sqft	\$145,871	28%	\$105,030	0%	100%	1.850	1.0000
2: Utility Shed	0%	1		D	1985	1985	36	A	\$20.85	0.92	\$20.85	7'x16'	\$1,719	65%	\$600	0%	100%	1.850	1.0000
3: Utility Shed R 01	0%	1		D	1985	1985	36	A	\$18.02	0.92	\$18.02	200 sqft	\$2,653	65%	\$930	0%	100%	1.850	1.0000

43-07-01-200-173.000-016

General Information

Parcel Number
43-07-01-200-173.000-016

Local Parcel Number
2972200120

Tax ID:

Routing Number
029-004-014

Property Class 500
Vacant - Platted Lot

Year: 2021

Location Information

County
Kosciusko

Township
PLAIN

District 016 (Local 016)
PLAIN TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2904300-016
TIPPECANOE CHANNEL

Section/Plat
1-33-6

Location Address (1)
EMS T34D2 LN
LEESBURG, IN 46538

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
SD of Blk A Old Mill Place

Lot
2

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Other

Printed Monday, March 29, 2021

Review Group 2021

SPEICHER MORRIS E & ANNE

Ownership

SPEICHER MORRIS E & ANNE
C/O GAYLE MANBY-BUCHER
48 EMS C18 LN
WARSAW, IN 46582-9196

Legal

29-4-14
LOT 2 BLK A OLD MILL PLACE SD



EMS T34D2 LN

500, Vacant - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/20/1984	SPEICHER MORRIS	0	WD	/	\$0	I
06/07/1976	VANCLEAVE MARGA	0	WD	/	\$0	I
01/01/1900	EASTMAN JOHN W &		WD	/	\$0	I

TIPPECANOE CHANNEL/2 1/2

Notes

10/13/2011 MEM: 2012 HOUSE IS BEING ASSESSED ON LOT 1

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	☒	☐	☐	☐	☒
\$66,800	Land	\$66,800	\$61,900	\$61,900	\$57,000	\$57,000
\$66,800	Land Res (1)	\$66,800	\$61,900	\$61,900	\$57,000	\$57,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$66,800	Total	\$66,800	\$61,900	\$61,900	\$57,000	\$57,000
\$66,800	Total Res (1)	\$66,800	\$61,900	\$61,900	\$57,000	\$57,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 100', CI 50' X 100')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		50	50x95	0.98	\$1,525	\$1,495	\$74,750	-11%	100%	1.0000	\$66,750

Land Computations

Calculated Acreage	0.11
Actual Frontage	50
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	\$66,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$66,800

Data Source N/A

Collector

Appraiser