

43-16-28-200-358.000-010

General Information

Parcel Number
43-16-28-200-358.000-010

Local Parcel Number
3071100040

Tax ID:

Routing Number
030-016-007

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2021

Location Information

County
Kosciusko

Township
JACKSON

District 010 (Local 010)
SIDNEY TOWN

School Corp 4455
WHITKO COMMUNITY

Neighborhood 3001011-010
SIDNEY

Section/Plat
28-31-7

Location Address (1)
306 N MAIN ST
SIDNEY, IN 46566

Zoning
NON-PARTICIPANT NON-PARTICI

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Monday, March 29, 2021

Review Group 2019

KOONTZ KENNETH M & JOSEP

Ownership

KOONTZ KENNETH M & JOSEPHINE
306 N MAIN ST
PIERCETON, IN 46562

Legal

30-16-7
TRACT IN SE 28-31-7 1.02A



306 N MAIN ST

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/26/1986	KOONTZ KENNETH	0	WD	/	\$0	I
01/01/1900	KOONTZ ANNA LUCI		WD	/	\$0	I

SIDNEY/3001011-010

1/2

Notes

8/25/2014 REA: 2015 CORRECTED LAND, CHANGED HOUSE FROM BRICK TO CONC BLK & CHANGED GRADE, CORRECTED DIMENSIONS OF DETGAR & WDDK & ADDED FLCNC PER PICTOMETRY

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	☒	☐	☐	☐	☒
\$18,100	Land	\$18,100	\$18,100	\$18,100	\$18,100	\$18,100
\$18,000	Land Res (1)	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$100	Land Non Res (3)	\$100	\$100	\$100	\$100	\$100
\$61,300	Improvement	\$61,300	\$60,700	\$62,200	\$60,700	\$59,800
\$61,300	Imp Res (1)	\$61,300	\$60,700	\$62,200	\$59,700	\$58,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$1,000	\$900
\$79,400	Total	\$79,400	\$78,800	\$80,300	\$78,800	\$77,900
\$79,300	Total Res (1)	\$79,300	\$78,700	\$80,200	\$77,700	\$76,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$100	Total Non Res (3)	\$100	\$100	\$100	\$1,100	\$1,000

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
9	A		148	1.00	1.00	\$18,000	\$18,000	\$18,000	0%	100%	1.0000	\$18,000
91	A		0	0.02	1.00	\$5,000	\$5,000	\$100	0%	0%	1.0000	\$100

Land Computations

Calculated Acreage	1.02
Actual Frontage	148
Developer Discount	☐
Parcel Acreage	1.02
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	0.02
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	\$18,000
91/92 Value	\$100
Supp. Page Land Value	
CAP 1 Value	\$18,000
CAP 2 Value	\$0
CAP 3 Value	\$100
Total Value	\$18,100

General Information

OccupancySingle-Family

DescriptionSingle-Family R 01

Story Height1

Style11 1 story older

Finished Area1323 sqft

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

Description	Area	Value
Porch, Open Masonry	117	\$5,500
Patio, Concrete	60	\$300

Plumbing

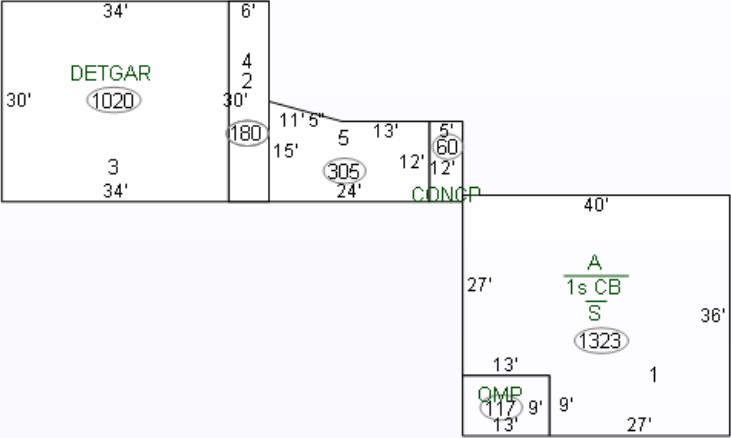
#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	3 5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	4	1323	1323	\$87,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1323	0	\$7,300	
Bsmt					
Crawl					
Slab		1323	0	\$0	
				Total Base	\$94,400
Adjustments				1 Row Type Adj. x 1.00	\$94,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$94,400
				Sub-Total, 1 Units	
Exterior Features (+)				\$5,800	\$100,200
Garages (+) 0 sqft				\$0	\$100,200
Quality and Design Factor (Grade)				0.80	
Location Multiplier				0.92	
				Replacement Cost	\$73,747

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	Concrete Block	D	1950	1959	62 A		0.92		2,646 sqft	\$73,747	47%	\$39,090	0%	100%	1.010	1.0000	\$39,500
2: CONCP	100%	1		C	1996	1996	25 A		0.92		30'x6'	\$828	22%	\$650	0%	100%	1.010	1.0000	\$700
3: Detached Garage R 01	100%	1	Wood Frame	C	1996	1996	25 A	\$22.56	0.92	\$22.56	30'x32'	\$21,170	22%	\$16,510	0%	100%	1.010	1.0000	\$16,700
4: RFX	100%	1		C	1996	1996	25 A		0.92		30'x6'	\$1,472	22%	\$1,150	0%	100%	1.010	1.0000	\$1,200
5: WDDK	100%	1		C	1996	1996	25 A		0.92		12'x28'	\$4,048	22%	\$3,160	0%	100%	1.010	1.0000	\$3,200