

General Information

Parcel Number
43-11-17-300-781.000-032

Local Parcel Number
0470600871

Tax ID:

Routing Number
004-079-101

Property Class 100
Vacant Land

Year: 2022

Location Information

County
Kosciusko

Township
WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 408802-032
WARSAW HOMESITE - DIST 32

Section/Plat
17-32-6

Location Address (1)
COUNTRY CLUB RD
WARSAW, IN 46580

Zoning
R-1 RESIDENCE DISTRICT (WAR

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA
Gas, Electricity

Streets or Roads TIF
Unpaved

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 3, 2022

Review Group 2020

Ownership

MAKINSON SHERRI
1376 WAUSAU ST
WARSAW, IN 46580

Legal

4-79-101
PT SW 17-32-6 22.39A



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/26/2021	MAKINSON SHERRI	2021071328	TD	/	\$0	I
01/01/1900	WOODWARD HOWA		WD	/	\$0	I

Notes

Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
02/25/2022	As Of Date	01/01/2022	01/01/2021	01/01/2020	01/01/2019	01/01/2018
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	☐	☒	☐	☐	☐
\$5,900	Land	\$5,900	\$5,100	\$5,000	\$6,200	\$6,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$5,900	Land Non Res (2)	\$5,900	\$5,100	\$5,000	\$6,200	\$6,300
\$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
\$5,900	Total	\$5,900	\$5,100	\$5,000	\$6,200	\$6,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$5,900	Total Non Res (2)	\$5,900	\$5,100	\$5,000	\$6,200	\$6,300
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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
6	A	KOC	0	4.4400	0.64	\$1,500	\$960	\$4,262	-80%	0%	1.0000	\$850
6	A	BC	0	2.4300	1.19	\$1,500	\$1,785	\$4,338	-80%	0%	1.0000	\$870
6	A	MRC3	0	0.1900	0.77	\$1,500	\$1,155	\$219	-80%	0%	1.0000	\$40
6	A	MLB	0	0.1000	0.94	\$1,500	\$1,410	\$141	-80%	0%	1.0000	\$30
6	A	GF	0	2.9600	0.94	\$1,500	\$1,410	\$4,174	-80%	0%	1.0000	\$830
6	A	GM	0	10.9100	0.94	\$1,500	\$1,410	\$15,383	-80%	0%	1.0000	\$3,080
6	A	HT	0	1.3600	0.50	\$1,500	\$750	\$1,020	-80%	0%	1.0000	\$200

Land Computations

Calculated Acreage	22.39
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	22.39
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	22.39
Farmland Value	\$5,900
Measured Acreage	22.39
Avg Farmland Value/Acre	264
Value of Farmland	\$5,910
Classified Total	\$0
Farm / Classified Value	\$5,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$5,900
CAP 3 Value	\$0
Total Value	\$5,900

