

General Information

Parcel Number 43-11-07-400-254.000-032
Local Parcel Number 0472300340

Tax ID:

Routing Number 004-038-086.

Property Class 510
1 Family Dwell - Platted Lot

Year: 2020

Location Information

County Kosciusko

Township WAYNE

District 032 (Local 032 )
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 400700-032
BOGG'S SUB

Section/Plat 7-32-6

Location Address (1)
1815 RIEDER ST
WARSAW, IN 46580

Zoning R-2 RESIDENCE DISTRICT (WAR

Subdivision Brookwood 3rd Add

Lot 93

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Thursday, March 26, 2020

Review Group 2020

Ownership

YOUNG MARTHA S
1815 RIEDER ST
WARSAW, IN 46580

Legal

4-38-86
LOT 93 BROOKWOOD 3RD ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/10/2004 and 01/01/1900 transactions.

Notes

11/20/2015 REA: 2016 REMOVED EXCESS FRONTAGE

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2020, 2019, 2018, 2017, 2016.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 80' X 100', CI 80' X 100')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.29), Actual Frontage (90), Parcel Acreage (0.00), etc.

Data Source N/A

Collector

Appraiser

Total Value \$15,100

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 40 newer 1 st 1961-20  
**Finished Area** 1044 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joint  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Stoop, Masonry	20	\$1,400
Porch, Enclosed Frame	104	\$6,600
Patio, Concrete	121	\$700

**Plumbing**

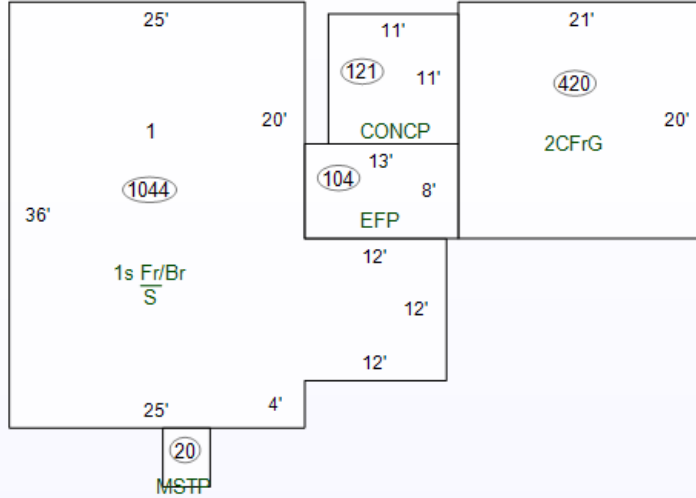
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 91A	1044	1044	\$77,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1044	0	\$0	
<b>Total Base</b>			\$77,300	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>		\$77,300
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$2,900
No Heating (-)		\$0
A/C (+)	1:1044	\$2,700
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$82,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,700	\$91,600
Garages (+) 420 sqft	\$12,000	\$103,600
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.92
<b>Replacement Cost</b>		\$81,015

**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	1/6 Masonry	D+1	1971	1972	48	A		0.92		1,044 sqft	\$81,015	40%	\$48,610	0%	100%	1.380	1.0000	\$67,100
2: Utility Shed R 01	0%	1		D	1978	1978	42	A	\$22.93	0.92	\$22.93	8'x10'	\$1,350	65%	\$470	0%	100%	1.380	1.0000	\$600