

43-19-11-400-010.000-009

LEFFEL JOSHUA T

11480 S 600 E

511, 1 Family Dwell - Unplatted (0 to 9.9

JACKSON TWP ACREAGE/ 1/2

General Information	
Parcel Number	43-19-11-400-010.000-009
Local Parcel Number	1971300400
Tax ID:	
Routing Number	019-090-003.

Ownership	
LEFFEL JOSHUA T	
11480 S 600 E	
NORTH MANCHESTER, IN 46962	
Legal	
19-90-3	
S1/4 NW 11-30-7 3.69A PER DEED	

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	W/	
08/18/2006	LEFFEL JOSHUA T	2006011427	WD	/	\$87,000	I	
02/27/1987	SILAS HERMAN S & B	0	WD	/	\$0	I	
03/16/1978	MICHAEL KENNETH J	0	WD	/	\$0	I	
12/19/1977	WOLFE EDDIE G & K	0	WD	/	\$0	I	
01/01/1900	WEAVER PEARL		WD	/	\$0	I	

Notes	
8/23/2018 REA:	2019 ADJUSTED EFF YR OF HOUSE TO 1950 FOR REASSESSMENT
9/10/2014 REA:	2015 CORRECTED ACREAGE PER AUDITOR, CORRECTED SKETCH OF DWELLING, ADDED EFP & WDDK & CHANGED COND FROM FAIR, CORRECTED BARN ASSESSMENTS & ADDED FLCONC PER PICTOMETRY & REMOVED INFLUENCE FACTOR ON LAND PER STATE DIRECTIVE
2/17/2009 BP:	6/7/04 BEACHLER HERMAN \$2500 RES ADD PORCH
2/17/2009 SUR:	200600012278 BEACHLER HERMAN & EILEEN 09/07/2006

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

Year: 2020



Res

Location Information	
County	Kosciusko
Township	JACKSON
District 009 (Local 009)	JACKSON TOWNSHIP
School Corp 4455	WHITKO COMMUNITY
Neighborhood 1906000-009	JACKSON TWP ACREAGE
Section/Plat	11-30-7
Location Address (1)	11480 S 600 E NORTH MANCHESTER, IN 46962

Valuation Records (Work In Progress values are not certified values and are subject to change)						
2020	Assessment Year	2020	2019	2018	2017	2016
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2020	As Of Date	01/01/2020	01/01/2019	01/01/2018	01/01/2017	01/01/2016
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$31,500	Land	\$31,500	\$31,500	\$31,500	\$31,500	\$30,100
\$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
\$13,500	Land Non Res (3)	\$13,500	\$13,500	\$13,500	\$13,500	\$12,100
\$81,900	Improvement	\$81,900	\$77,800	\$71,100	\$68,800	\$68,800
\$77,300	Imp Res (1)	\$77,300	\$73,400	\$66,800	\$64,700	\$64,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$4,600	Imp Non Res (3)	\$4,600	\$4,400	\$4,300	\$4,100	\$4,100
\$113,400	Total	\$113,400	\$109,300	\$102,600	\$100,300	\$98,900
\$95,300	Total Res (1)	\$95,300	\$91,400	\$84,800	\$82,700	\$82,700
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$18,100	Total Non Res (3)	\$18,100	\$17,900	\$17,800	\$17,600	\$16,200

Zoning	
AG AGRICULTURE	
Subdivision	
91	A

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
9	A		0	1.0000	1.00	\$18,000	\$18,000	\$18,000	0%	100%	1.0000	\$18,000
91	A		0	2.6900	1.00	\$5,000	\$5,000	\$13,450	0%	0%	1.0000	\$13,450

Lot

Market Model
N/A

Characteristics	
Topography	Flood Hazard
Rolling	<input type="checkbox"/>
Public Utilities	ERA
Electricity	<input type="checkbox"/>
Streets or Roads	TIF
Paved	<input type="checkbox"/>

Neighborhood Life Cycle Stage
Other

Printed Friday, March 27, 2020
Review Group 2019

Data Source N/A Collector Appraiser

Land Computations	
Calculated Acreage	3.69
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.69
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	2.69
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	\$13,500
Supp. Page Land Value	
CAP 1 Value	\$18,000
CAP 2 Value	\$0
CAP 3 Value	\$13,500
Total Value	\$31,500

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 20 1 1/2 story older
Finished Area 1450 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	49	\$1,700
Porch, Enclosed Frame	112	\$6,600
Porch, Open Frame	276	\$8,900
Wood Deck	146	\$2,700

Plumbing

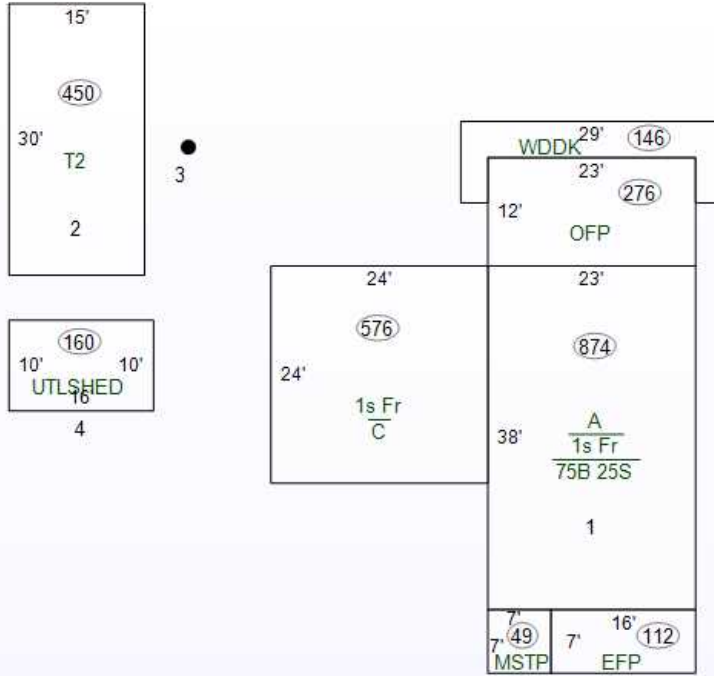
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1450	1450	\$91,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	874	0	\$5,900	
Bsmt	656	0	\$19,500	
Crawl	576	0	\$4,400	
Slab	218	0	\$0	
Total Base			\$121,000	

Adjustments

1 Row Type Adj. x 1.00		\$121,000
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1450	\$3,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$126,800

Sub-Total, 1 Units

Exterior Features (+)	\$19,900	\$146,700
Garages (+) 0 sqft	\$0	\$146,700
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.92

Replacement Cost \$121,468

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	Wood Frame	D+2	1870	1950	70 A		0.92		2,980 sqft	\$121,468	47%	\$64,380	0%	100%	1.200	1.0000	\$77,300
2: Barn, Bank & Flat (T2)	0%	1		D	1900	1900	120 A	\$40.50	0.92	\$40.50	30' x 15' x 16'	\$13,413	65%	\$4,690	40%	100%	1.200	1.0000	\$3,400
3: FLCONC	0%	1	c	E	1900	1900	120 P		0.92		16'x30'	\$1,403	80%	\$280	0%	100%	1.200	1.0000	\$300
4: Utility Shed	0%	1		D	1968	1968	52 A	\$18.89	0.92	\$18.89	10'x16'	\$2,224	65%	\$780	0%	100%	1.200	1.0000	\$900