

43-11-26-400-324.000-031

BROWN HATTIE

2322 E 250 S

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE TWP ACREAGE/30 1/2

General Information

Parcel Number 43-11-26-400-324.000-031
Local Parcel Number 0370202132

Tax ID:

Routing Number 003-126-033

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

Year: 2019

Location Information

County Kosciusko
Township WAYNE TOWNSHIP
District 031 (Local 031)
School Corp 4415
Neighborhood 308853-031
Section/Plat 26-32-6
Location Address (1) 2322 E 250 S
WARSAW, IN 46580

Zoning RESIDENTIAL RESIDENTIAL

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Other

Printed Monday, April 8, 2019
Review Group 2020

Ownership

BROWN HATTIE
2322 E 250 S
WARSAW, IN 46580

Legal

3-126-33
TR IN E 1/2 NW 26-32-6 3A



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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with 13 columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value

Transfer of Ownership

Date 01/01/1900 Owner BROWN HATTIE Doc ID Code Book/Page Adj Sale Price V/I

Res

Notes

10/31/2015 REA: 2016 CHANGED LAND TO RES EXCESS ACRES AND REMOVED INFLUENCE FACTOR; CORRECTED SIZE OF CONCP PER PICTOMETRY
6/24/2015 2016: MOVED TO WAYNE TWP ACREAGE NEIGHBORHOOD (308853) DELETED OLD NEIGHBORHOOD
CHANGED LAND TO RES EXCESS ACRES AND REMOVED INFLUENCE FACTOR; CORRECTED SIZE OF CONCP PER PICTOMETRY

Land Computations

Table with 2 columns: Land Computations, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$32,000

Data Source N/A Collector Appraiser

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1
 Style 40 newer 1 st 1961-20
 Finished Area 1050 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	24	\$1,400
Patio, Concrete	544	\$2,500

Plumbing

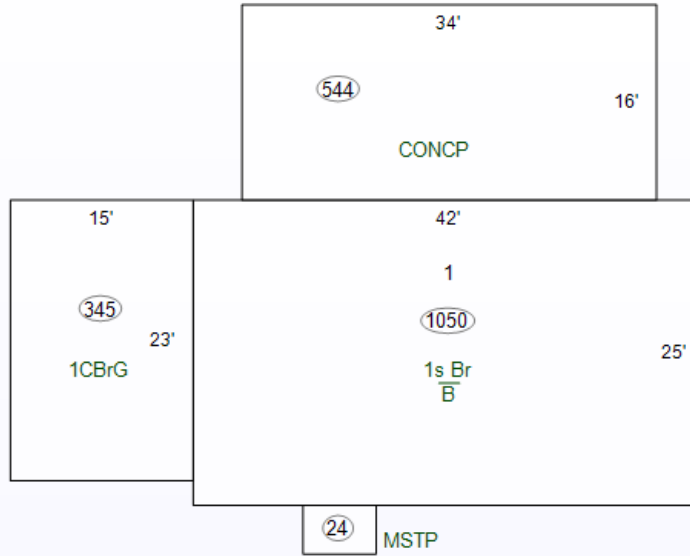
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accomodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1050	1050	\$84,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1050	0	\$24,800	
Crawl				
Slab				

Total Base		\$108,800
Adjustments		1 Row Type Adj. x 1.00
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$2,900
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		\$111,700
Sub-Total, 1 Units		
Exterior Features (+)	\$3,900	\$115,600
Garages (+) 345 sqft	\$11,300	\$126,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
Replacement Cost		\$116,748

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	100%	1	Brick	C	1971	1971	48 A		0.92		2,100 sqft	\$116,748	35%	\$75,890	0%	100%	1.270	1.0000	\$96,400