

43-11-08-100-050.000-032

HYDE JUDY FAY

1035 N PARK AVE

510, 1 Family Dwell - Platted Lot

WARSAW TOWN - E SIDE/

1/2

General Information

Parcel Number
43-11-08-100-050.000-032

Local Parcel Number
0472300920

Tax ID:

Routing Number
004-041-043.

Property Class 510
1 Family Dwell - Platted Lot

Ownership

HYDE JUDY FAY
1035 N PARK AVE
WARSAW, IN 46580

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/09/2006	HYDE JUDY FAY		WD	/	\$29,900	I
06/16/2006	JP MORGAN CHASE		WD	/	\$31,500	I
05/14/1996	C AARON ROVENSTI	0	WD	/	\$7,500	I
03/27/1990	KBD ENTERPRISES	0	WD	/	\$0	I
03/28/1988	SHAHER, THERESA M	0	WD	/	\$0	I
11/09/1983	WARNER, JAMES W. &	0	WD	/	\$0	I

Notes

2/5/2018 2018: REPLACED WDDK W/NEW 8X12 WDDK PER FIELD CHECK 1/9/18

2/5/2018 BP: 2018 BP #12925 DECK \$4,000 7/18/17

11/22/2015 2016: ADDED UTLSHED PER PICTOMETRY

11/22/2015 REA: 2016 ADDED UTLSHED PER PICTOMETRY

4/16/2014 2014: CORRECTED FACTOR FOR NO WATER & SEWER

10/6/2009 BP: #3815 10/10/96 REMODEL 3300 BP: #4969 4/13/99 DEMO BP: #10247 11/2/06 \$15,000 ADDITION

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1 Family Dwell - Platted Lot



Res

Year: 2019

Location Information

County
Kosciusko

Township
WAYNE TOWNSHIP

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 404100-032
WARSAW TOWN - E SIDE

Section/Plat
8-32-6

Location Address (1)
1035 N PARK AVE
WARSAW, IN 46580

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

2019	Assessment Year	2019	2018	2017	2016	2015
WIP	Reason For Change	AA	AA	AA	AA	AA
03/25/2019	As Of Date	01/01/2019	01/01/2018	01/01/2017	01/01/2016	03/01/2015
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$10,800	Land	\$10,800	\$9,500	\$9,500	\$8,300	\$8,300
\$10,800	Land Res (1)	\$10,800	\$9,500	\$9,500	\$8,300	\$8,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$54,000	Improvement	\$54,000	\$50,900	\$48,100	\$46,500	\$42,500
\$53,000	Imp Res (1)	\$53,000	\$50,000	\$47,200	\$45,600	\$42,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,000	Imp Non Res (3)	\$1,000	\$900	\$900	\$900	\$0
\$64,800	Total	\$64,800	\$60,400	\$57,600	\$54,800	\$50,800
\$63,800	Total Res (1)	\$63,800	\$59,500	\$56,700	\$53,900	\$50,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,000	Total Non Res (3)	\$1,000	\$900	\$900	\$900	\$0

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
F	F		32	32x128	0.99	\$210	\$208	\$6,656	0%	100%	1.0000	\$6,660
F	F		32	32x128	0.99	\$210	\$208	\$6,656	-38%	100%	1.0000	\$4,160

Zoning
R-2 RESIDENCE DISTRICT (WAR

Subdivision
Lakeside Park Add

Lot
20,21

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 7, 2019

Review Group 2020

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage	0.19
Actual Frontage	64
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
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	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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$10,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$10,800

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 11 1 story older
Finished Area 960 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
Patio, Concrete	12	\$200

Plumbing

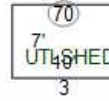
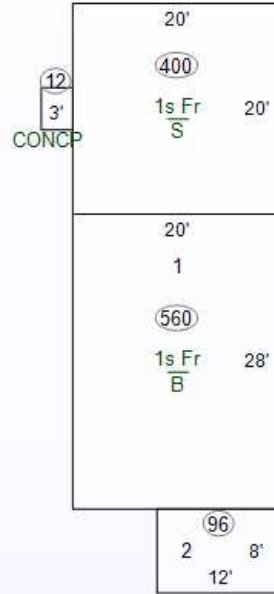
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accomodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	960	960	\$71,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	560	0	\$17,900	
Crawl				
Slab	400	0	\$0	
			Total Base	\$88,900

Adjustments

			1 Row Type Adj. x 1.00	\$88,900
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)		1:960		\$2,700
No Elec (-)				\$0
Plumbing (+ / -)		8 - 5 = 3 x \$800		\$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0

Sub-Total, One Unit \$94,000

Sub-Total, 1 Units

Exterior Features (+)	\$200	\$94,200
Garages (+) 0 sqft	\$0	\$94,200
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.92	
Replacement Cost		\$73,664

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+1	1946	1962	57 A		0.92		1,520 sqft	\$73,664	45%	\$40,520	0%	100%	1.260	1.0000	\$51,100
2: WDDK	100%	1		D+1	2017	2017	2 A		0.92		8'x12'	\$1,564	4%	\$1,500	0%	100%	1.260	1.0000	\$1,900
3: Utility Shed	0%	1		D	2007	2007	12 A	\$22.93	0.92	\$22.93	7'x10'	\$1,181	35%	\$770	0%	100%	1.260	1.0000	\$1,000