

43-11-06-100-059.000-031

JUSTICE VELVA I REVOCABLE

2504 WEST SIDE DR

510, 1 Family Dwell - Platted Lot

RIVER VIEW ADD/300200-0

General Information

Parcel Number 43-11-06-100-059.000-031
Local Parcel Number 0371000550

Tax ID:

Routing Number 003-021-051

Property Class 510
1 Family Dwell - Platted Lot

Year: 2019

Location Information

County Kosciusko
Township WAYNE TOWNSHIP
District 031 (Local 031)
School Corp 4415
Neighborhood 300200-031
Section/Plat 6-32-6
Location Address (1) 2504 WEST SIDE DR

Zoning RESIDENTIAL RESIDENTIAL

Subdivision River View Add

Lot 44

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 7, 2019

Review Group 2020

Ownership

JUSTICE VELVA I REV LIV TRUST
C/O MARTIN D JUSTICE TRUSTEE
2704 JEAN ST
WINONA LAKE, IN 46590

Legal

3-21-51
LOT 44 RIVERVIEW ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 04/21/2015 and 01/01/1900.

Notes

10/5/2015 REA: 2016 CORRECTED WDDK TO BE CNPY/WDDK 8X16. CORRECTED DIMENSIONS ON BOTH SHED & LEAN-TO. CHANGED CONDITION ON SHED TO AVG & CHANGED GRADE ON LEAN-TO TO D & AVG CONDITION PER PICTOMETRY

Res

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

Table with columns: 2019, 2018, 2017, 2016, 2015. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 60' X 152', CI 60' X 152')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows F, F, 65, 65x137, 0.96, \$150, \$144, \$9,360, 0%, 100%, 1.0000, \$9,360.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.20), Actual Frontage (65), Developer Discount, 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 (\$9,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$9,400).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 40 newer 1 st 1961-20
Finished Area 925 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	81	\$2,000
Porch, Enclosed Frame	160	\$8,100
Wood Deck	128	\$2,400
Canopy, Shed Type	128	\$800

Plumbing

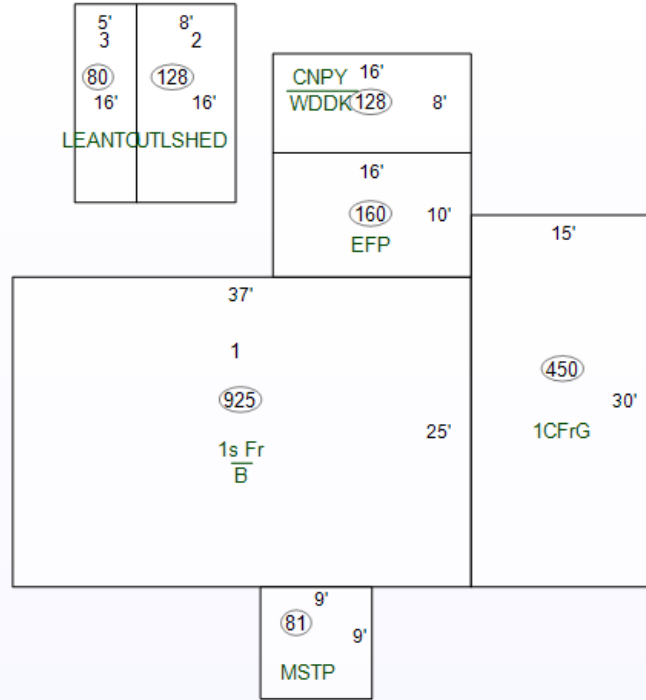
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	925	925	\$69,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	925	0	\$23,000	
Crawl				
Slab				

Total Base \$92,600

Adjustments 1 Row Type Adj. x 1.00 \$92,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:450	\$4,200
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:925	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$100,000

Sub-Total, 1 Units

Exterior Features (+)	\$13,300	\$113,300
Garages (+) 450 sqft	\$12,800	\$126,100
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.92
Replacement Cost		\$104,411

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	1963	1963	56 A		0.92		1,850 sqft	\$104,411	45%	\$57,430	0%	100%	1.330	1.0000	\$76,400
2: Utility Shed R 01	0%	1		D	1978	1978	41 A	\$19.36	0.92	\$19.36	8'x8'	\$2,854	65%	\$1,000	0%	100%	1.330	1.0000	\$1,300
3: Lean-To R 01	0%	1	Earth Floor	D	1978	1978	41 A	\$3.95	0.92	\$3.95	16'x-5' x 8'	\$233	55%	\$100	0%	100%	1.330	1.0000	\$100