ON BOTH SHED & LEAN-TO. CHANGED

ON BOTH SHED & LEAN-TO. CHANGED

CONDITION ON SHED TO AVG & CHANGED

PER PICTOMETRY

PER PICTOMETRY

CONDITION ON SHED TO AVG & CHANGED

GRADE ON LEAN-TO TO D & AVG CONDITION

10/5/2015 2016: CORFRECTED WDDK TO BE

CNPY/WDDK 8X16, CORRECTED DIMENSIONS

GRADE ON LEAN-TO TO D & AVG CONDITION

Owner

Date

Notes

10/5/2015 REA: 2016 CORFRECTED WDDK TO BE

CNPY/WDDK 8X16. CORRECTED DIMENSIONS

43-11-06-100-059.000-031

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) WAYNE TOWNSHIP

School Corp 4415 WARSAW COMMUNITY

Neighborhood 300200-031 RIVER VIEW ADD

Section/Plat

6-32-6

Location Address (1) 2504 WEST SIDE DR **WARSAW, IN 46580**

Zoning RESIDENTIAL RESIDENTIAL

Subdivision

River View Add

Lot

Market Model

N/A

Printed

Character	istics
Topography Level	Flood Hazar
Public Utilities Gas, Electricity	ERA
Streets or Roads Paved	TII
Neighborhood Life Other	Cycle Stage

Sunday, April 7, 2019 Review Group

2020

JUSTICE VELVA I REVOCABLE

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

04/21/2015	JUSTICE VELVA I RE	2015040869	WD
01/01/1900	JUSTICE HENRY C &		WD

Legal

3-21-51 LOT 44 RIVERVIEW ADD

|--|

Res

Transfer of Ownership

510, 1 Family Dwell - Platted Lot

Doc ID Code Book/Page Adj Sale Price V/I

\$0

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						
02/26/2019	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			~	~	~						
\$9,400	Land	\$9,400	\$9,400	\$9,400	\$9,400	\$9,400						
\$9,400	Land Res (1)	\$9,400	\$9,400	\$9,400	\$9,400	\$9,400						
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0						
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0						
\$77,800	Improvement	\$77,800	\$73,200	\$68,300	\$67,200	\$63,000						
\$76,400	Imp Res (1)	\$76,400	\$71,800	\$67,100	\$66,000	\$62,200						
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0						
\$1,400	Imp Non Res (3)	\$1,400	\$1,400	\$1,200	\$1,200	\$800						
\$87,200	Total	\$87,200	\$82,600	\$77,700	\$76,600	\$72,400						
\$85,800	Total Res (1)	\$85,800	\$81,200	\$76,500	\$75,400	\$71,600						
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0						
\$1,400	Total Non Res (3)	\$1,400	\$1,400	\$1,200	\$1,200	\$800						
	Land Data (Standar	d Donth: Box 150'	CL1EO' Boss I	ot: Boo 60' V 153	' CL 60' V 452'\							

		Land Data (Sta	ındard Dep	th: Res 1	50', CI 150'	Base Lot: F	Res 60' X 1	52', CI 6	0' X 152	')	
	Pricing Soi Method ID	l Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F	65	65x137	0.96	\$150	\$144	\$9.360	0%	100%	1.0000	\$9.360

Land Computatio	ns
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 / Classifed 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

Collector Data Source N/A **Appraiser**

Description Single-Family R 01 Single-Family R 01 Story Height	Genera	al Information	Plumbing	g									
Story Height Style 40 newer 1 st 1961-20 Kitchen Sinks 1 1 Mater Heaters 1 1 Mater Heater 1	Occupancy	Single-Family		#	TF		5'	8'					
Style 40 newer 1 st 1961-20 Finished Area Kitchen Sinks 1 1 Finished Area 925 sqft Make Water Heaters 1 1 16' LEANTOUTLSHED WDDK128 8' Floor Finish Silab Total 3 5 16' LEANTOUTLSHED 16' LEANTOUTLSHED WDDK128 8' Floor Finish Silab Total 3 5 16' LEANTOUTLSHED 15' LE	Description	Single-Family R 01	Full Bath	1	3		3	2				1	
Finished Area		1	Half Bath	0	0		80	128	c	NPY 16'			
Make Add Fixtures 0 0 Floor Finish Total 3 5 Earth Tile 3 5 Slab Carpet Accomodations EFFP 15' Sub & Joint Unfinished Bedrooms 2 2 37' 15' 450 Wood Other Living Rooms 0 1 450 <td></td> <td></td> <td>Kitchen Sinks</td> <td>1</td> <td>1</td> <td></td> <td>16'</td> <td>16'</td> <td>l W</td> <td>DDK 128</td> <td>8'</td> <td></td> <td></td>			Kitchen Sinks	1	1		16'	16'	l W	DDK 128	8'		
Floor Finish Earth Tile Slab Carpet Accomodations Sub & Joint Unfinished Wood Other Living Rooms 0 Parquet Dining Rooms 0 Parquet Vulnfinished Paneling Other Heat Type Fiberboard Central Warm Air Floor Finish Wood Shingle Other Exterior Features Description Stoop, Masonry Porch, Enclosed Frame 160 \$8,100 Wood Deck Pacipation Add Fixtures 0 0 Total 3 5 Accomodations Bedrooms 2 Living Rooms 0 Family Rooms 0 Total Rooms 5 15 FF 25' 10FrG 15' Well Finish 15' 450 15' 450 15 FF 925' 10FrG 15 FF 15 FF 10FrG 15 FF		925 sqft	Water Heaters	1	1	l	LEANTO	UTLSHED					
Earth			Add Fixtures	0	0					16'		1	
Slab Carpet Accomodations Slab Carpet Bedrooms 2 Wood Other Living Rooms 0 Parquet Dining Rooms 0 Parquet Dining Rooms 0 Family Rooms 0 Total Rooms 5 Plaster/Drywall Unfinished Paneling Other Heat Type Fiberboard Central Warm Air 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 Description Count	Flo	oor Finish	Total	3	5					(100)			
Slab Carpet Accomodations Sub & Joint Unfinished Bedrooms 2 Living Rooms 0 Parquet Dining Rooms 0 Family Rooms 0 Family Rooms 5 Plaster/Drywall Vunfinished Paneling Other Fiberboard Central Warm Air 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 Description Count	Earth	Tile									10'	15'	
Wood Other Living Rooms 0 Parquet Dining Rooms 0 Parquet Dining Rooms 0 Family Rooms 0 Total Rooms 5 ✓ Plaster/Drywall ✓ Unfinished Paneling Other Heat Type Central Warm Air 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 Description Count	Slab	Carpet	Accomodati	ions						EFP			
Wood Other Dining Rooms 0 Dining Rooms 0 Dining Rooms 0 Family Rooms 0 Total Rooms 5 Dining Rooms 5 Description Stoop, Masonry Porch, Enclosed Frame Wood Deck 128 \$2,400 Description Living Rooms 0 Total Rooms 5 Dining Rooms 0 Total Rooms 5 Total Rooms 5 Dining Rooms 5 Total Rooms 7 Total Rooms	✓ Sub & Joint	Unfinished	Bedrooms		2			3	7'			1	
Wall Finish Plaster/Drywall Unfinished Paneling Other Fiberboard Roofing Built-Up Metal Asphalt Slate Tile Wood Shingle Other Exterior Features Description Stoop, Masonry Porch, Enclosed Frame Mood Deck Family Rooms 0 Total Rooms 5 1s Fr B 25' 1CFrG ### 10 Fr ### 10	Wood	Other	Living Rooms		0				•				
Wall Finish Total Rooms Description Total Rooms Tota	Parquet		Dining Rooms		0			1	ı				
Wall Finish Paster/Drywall ✓ Unfinished Paneling Other Heat Type Fiberboard Central Warm Air			Family Rooms		0							450	
Paneling Other Heat Type Fiberboard Central Warm Air 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 Pescription Count	Wa		•		5			(9)	25)				30
Fiberboard Central Warm Air 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 Description Count	✓ Plaster/Dryw	all U nfinished						10	E.		25'	1CFrG	i
Fiberboard Central Warm Air 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 Description Count	Paneling	Other	Heat Type	е									
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 Description Specialty Plumbing Description Count	Fiberboard		Central Warm Air										
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 Description Specialty Plumbing Description Count		D C.											
Wood Shingle Other Exterior Features Description Area Value Stoop, Masonry 81 \$2,000 Porch, Enclosed Frame 160 \$8,100 Wood Deck 128 \$2,400 Description Specialty Plumbing Description Count													
Exterior Features Description Stoop, Masonry Porch, Enclosed Frame Nood Deck Exterior Features Value Stoop, Masonry 81 \$2,000 Specialty Plumbing Pescription Specialty Plumbing Description Count	= ' -	· 🖃 '	Slate III	е						0'			
Exterior Features	_ Wood Shingl	e Other							81				
Stoop, Masonry 81 \$2,000		Exterior Fea	tures							9'			
Porch, Enclosed Frame 160 \$8,100 Specialty Plumbing Wood Deck 128 \$2,400 Description Count	Description		Area	Va	lue				MS	TP			
Wood Deck 128 \$2,400 Description Count	Stoop, Masonry	,	81	\$2,0	000								
Nood Deck 128 \$2,400 Description Count	Porch, Enclosed	d Frame	160	\$8,	100				Spacial	ltv Dlumb	ing _		
Description	Wood Deck		128	\$2,4	100	Dagari	4!		Special	ty Piullib		3 4	\/-
Canopy, Shed Type 128 \$800	Canopy, Shed 1	Гуре	128			Descri	ption				(ount	Va

			Cost Lad	der	
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
-	tments	1 R	ow Type	Adj. x 1.00	\$92,600
Unfin	()				\$0
	Units (+)				\$0
	oom (+)			2:450	\$4,200
Loft (+	,				\$0
•	ace (+)				\$0
	eating (-)				\$0
A/C (+	,			1:925	\$3,200
No Ele					\$0
	oing (+ / -)		5	$-5 = 0 \times 0	\$0
	Plumb (+)				\$0
Elevat	or (+)				\$0
				al, One Unit	\$100,000
			Sub-To	otal, 1 Units	
	or Feature	` '		\$13,300	\$113,300
Garag	es (+) 450	•		\$12,800	\$126,100
	Quali	ty and D	_	ctor (Grade)	0.90
				on Multiplier	0.92
			Replace	ement Cost	\$104,411

							;	Summary	of Imp	rovement	s								
Description	Res Eligibl	Story Height		Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC N	bhd	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	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	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	1.0000	\$100

Total all pages \$77,800 Total this page \$77,800