

General Information

Parcel Number 43-07-23-200-125.000-016
Local Parcel Number 2970800050

Tax ID:

Routing Number 029-092-004.

Property Class 510
1 Family Dwell - Platted Lot

Year: 2020

Location Information

County Kosciusko

Township PLAIN

District 016 (Local 016) PLAIN TOWNSHIP

School Corp 4415 WARSAW COMMUNITY

Neighborhood 2901000-016 LAKE FOREST OFF WATER

Section/Plat 23-33-6

Location Address (1) 2821 E 450 N WARSAW, IN 46582

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Lake Forest I

Lot 5

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 Wednesday, March 25, 2020

Review Group 2021

Ownership

HAGG NORMAN L & PATRICIA A JT T NORMAN & PATRICIA TRUSTEES & 337 GRACE VILLAGE DR #517 WINONA LAKE, IN 46590-5774

Legal

29-92-4 LOT 5 LAKE FOREST 1 CHAPMAN LAKE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 10/13/2014 and 01/01/1900.

Notes

8/10/2016 REA: 2017 PRICED EFP IN WITH HOUSE & CHANGED REM/EFF YR FOR REASSESSMENT.
1/1/1900 BP: #070824 ENCLOSED PORCH \$10,000

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for 2020 and 2019.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 75' X 204', CI 75' X 204')

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 100 100x135 0.85 \$175 \$149 \$14,900 0% 100% 1.0000 \$14,900

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.31), Actual Frontage (100), 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 (\$14,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,900)

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 1248 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
Porch, Enclosed Frame	160	\$8,100

Plumbing

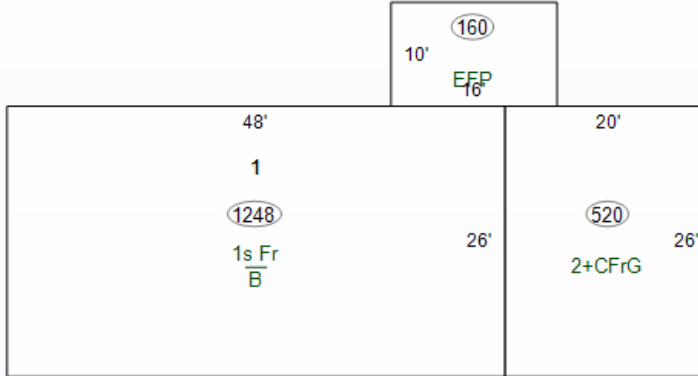
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1248	1248	\$84,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1248	0	\$27,900	
Crawl				
Slab				

Total Base \$112,100

Adjustments 1 Row Type Adj. x 1.00 \$112,100

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) 2:1248 \$8,400
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) 1:1248 \$3,000
 No Elec (-) \$0
 Plumbing (+ / -) 7 - 5 = 2 x \$800 \$1,600
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$125,100

Sub-Total, 1 Units

Exterior Features (+) \$8,100 \$133,200
 Garages (+) 520 sqft \$13,600 \$146,800
 Quality and Design Factor (Grade) 1.00
 Location Multiplier 0.92
Replacement Cost \$135,056

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	C	1962	1964	56 A		0.92		2,496 sqft	\$135,056	40%	\$81,030	0%	100%	1.350 1.0000	\$109,400