

General Information

Parcel Number
43-10-09-300-025.000-034

Local Parcel Number
1370801340

Tax ID:

Routing Number
013-050-004.

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

Ownership

YEITER FAMILY REVOCABLE TRUST
MATTHEW B & ROSALIND A TR & LE
5920 W CRYSTAL LAKE RD
WARSAW, IN 46580

Legal

13-50-4
W PT SW 9-32-5 5.78A



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	W/
10/07/2014	YEITER FAMILY REV	2014100263	WD	/	\$129,000	I
04/02/2014	WARSTLER JUSTIN	2014040048	WD	/	\$0	I
04/02/2014	WARSTLER JUSTIN	2014040048	WD	/	\$60,000	I
01/17/2012	BROWN JOHN D & C	2012010545	CT	/	\$0	I
12/09/2011	BROWN JOHN D & C	2011120408	WD	/	\$136,461	I
01/24/1991	DORELL DIANE & ET	0	WD	/	\$0	I

Notes

9/13/2018 REA: 2019 CHANGED GRADE TO D+1, EFYR TO 1975, ADDED A/C, CORRECTED BASEMENT GARAGE, A DDED INFLUENCE FACTOR FOR WETLANDS PER PICTOMETRY

2/25/2015 GEO: GEO HCLWOD 3 TON INSTALLED 12/12/14

8/20/2014 REA: 2015 - CORRECTED 4.78A TO EXCESS ACRES. CHANGED CONDITION OF POULTRY CONFINEMENT TO POOR PER PICTOMETRY

12/20/2011 SPLT: WD SPLIT 23.22A TO 1372600497 FOR 2012 PAY 2013.

5/5/2011 ETAL: ETAL-CONSTANCE D DOBERSEIN, ROBERT F HUFFMAN, JAMES HUFFMAN, CAROL GRONINGER, BARBARA DOVE, PATTY SHIVELY & BECKY BUSZ

Year: 2020

Location Information

County
Kosciusko

Township
HARRISON

District 034 (Local 034)
HARRISON TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 1309000-034
HARRISON TWP ACREAGE

Section/Plat
9-32-5

Location Address (1)
5920 W CYRSTAL LAKE RD
WARSAW, IN 46580

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

Assessment Year	2020	2019	2018	2017	2016
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	02/24/2020	01/01/2020	01/01/2019	01/01/2018	01/01/2016
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$39,200	\$39,200	\$41,900	\$41,900	\$39,500
Land Res (1)	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$21,200	\$21,200	\$23,900	\$23,900	\$21,500
Improvement	\$91,800	\$87,500	\$91,400	\$88,200	\$85,800
Imp Res (1)	\$82,600	\$78,700	\$82,900	\$80,300	\$78,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$9,200	\$8,800	\$8,500	\$7,900	\$7,700
Total	\$131,000	\$126,700	\$133,300	\$130,100	\$125,300
Total Res (1)	\$100,600	\$96,700	\$100,900	\$98,300	\$96,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$30,400	\$30,000	\$32,400	\$31,800	\$29,200

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$18,000	\$18,000	\$18,000	0%	100%	1.0000	\$18,000
91	A		0	3.6900	1.00	\$5,000	\$5,000	\$18,450	0%	0%	1.0000	\$18,450
91	A		0	1.0900	1.00	\$5,000	\$5,000	\$5,450	-50%	0%	1.0000	\$2,730

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level

Flood Hazard

Public Utilities ERA

Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage Other

Land Computations

Calculated Acreage	5.78
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	5.78
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	4.78
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	\$18,000
91/92 Value	\$21,200
Supp. Page Land Value	
CAP 1 Value	\$18,000
CAP 2 Value	\$0
CAP 3 Value	\$21,200
Total Value	\$39,200

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 40 newer 1 st 1961-20
Finished Area 1344 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
Wood Deck	224	\$3,600
Stoop, Masonry	48	\$1,700

Plumbing

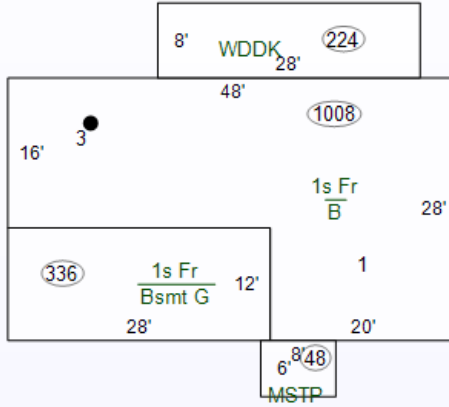
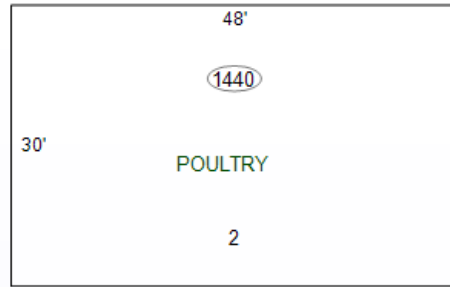
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Geothermal Only



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	1Fr	1344	1344	\$87,900
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1008	0		\$24,000
Crawl				
Slab				

Total Base	\$111,900
Adjustments	1 Row Type Adj. x 1.00
Totals	\$111,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	1:1344 (\$5,800)
A/C (+)	1:1344 \$3,100
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$109,200
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Sub-Total, 1 Units

Exterior Features (+)	\$5,300	\$114,500
Garages (+) 0 sqft	\$0	\$114,500
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.92	
Replacement Cost		\$89,539

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	1962	1975	45 A		0.92		2,352 sqft	\$89,539	38%	\$55,510	0%	100%	1.220	1.0000	\$67,700
2: Confinement Facility, P	0%	1	Metal Siding	D	1900	1900	120 P	\$39.31	0.92	\$35.74	-30' x-48'	\$37,875	80%	\$7,580	0%	100%	1.220	1.0000	\$9,200
3: Geothermal	100%	1		C	2014	2014	6 A		0.92			\$12,880	5%	\$12,240	0%	100%	1.220	1.0000	\$14,900