

43-11-05-200-495.000-032

BLUE MARY

1308 N PARK AVE

510, 1 Family Dwell - Platted Lot

WARSAW TOWN - E SIDE/ 1/2

General Information

Parcel Number 43-11-05-200-495.000-032
Local Parcel Number 0470202980

Tax ID:

Routing Number 004-020-074.

Property Class 510
1 Family Dwell - Platted Lot

Year: 2019

Location Information

County Kosciusko
Township WAYNE TOWNSHIP
District 032 (Local 032 )
School Corp 4415
Neighborhood 404100-032
Section/Plat 5-32-6
Location Address (1) 1308 N PARK AVE

Zoning R-2 RESIDENCE DISTRICT (WAR

Subdivision Lakeside Park Add

Lot 161+

Market Model N/A

Characteristics

Topography Flood Hazard Level

Public Utilities ERA Gas, Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Other

Printed Saturday, April 6, 2019

Review Group 2020

Ownership

BLUE MARY
C/O PAULA DEVENNEY
4715 W 200 S
WARSAW, IN 46580

Legal

4-20-74
LOT 162 & N 1/2 LOT 161 LAKE SIDE PARK



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 10/26/2012 BLUE MARY and 01/01/1900 BLUE MELVA JR & M.

Notes

11/6/2015 REA: 2016 CHANGED OFF TO EFP PER FIELD PHOTO & PICTOMETRY
11/6/2015 2016: CHANGED OFF TO EFP PER FIELD PHOTO & PICTOMETRY
4/15/2014 2014: CORRECTED FACTOR FOR NO WATER & SEWER
12/18/2012 BP: #11735 7/20/12 HANDICAP RAMP \$200 NO VALUE CHANGE

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 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include F F 21 21x125 0.98 \$210 \$206 \$4,326 -29% 100% 1.0000 \$3,080.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.18), Actual Frontage (63), 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 (\$11,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,700).

Data Source N/A

Collector

Appraiser

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	11 1 story older
Finished Area	920 sqft
Make	

**Floor Finish**

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

**Exterior Features**

Description	Area	Value
Stoop, Masonry	54	\$1,700
Porch, Enclosed Frame	240	\$11,000
Canopy, Shed Type	72	\$500

**Plumbing**

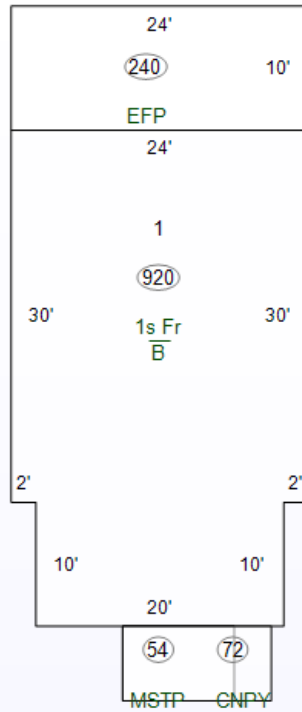
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accomodations**

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	920	920	\$69,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	920	0	\$23,000	
Crawl				
Slab				

	<b>Total Base</b>	\$92,600
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$92,600
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:920	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

	<b>Sub-Total, One Unit</b>	\$95,800
	<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$13,200	\$109,000
Garages (+) 0 sqft	\$0	\$109,000
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$85,238</b>

**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	100%	1	Wood Frame	D+1	1948	1955	64 A		0.92		1,840 sqft	\$85,238	47%	\$45,180	0%	100%	1.260 1.0000	\$56,900