

43-16-16-200-001.000-015

ELLISON FARMS LLC

6843 S SR 13

101, Cash Grain/General Farm

MONROE TWP ACREAGE/ 1/2

General Information

Parcel Number
43-16-16-200-001.000-015

Local Parcel Number
1771500120

Tax ID:

Routing Number
017-064-002.

Ownership

ELLISON FARMS LLC
C/O JAMES P ELLISON
129 E BIRCHWOOD CT
WARSAW, IN 46582

Legal

17-64-2
PT S 1/2 SE 16-31-7 9.55A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/08/2011	ELLISON FARMS LLC	2011060539	WD	/	\$0	I
04/24/1989	ELLISON S RICHARD	0	WD	/	\$0	I
04/12/1989	BAYS JACK L & JULIE	0	WD	/	\$0	I
04/24/1986	HAND INDUSTRIES	0	WD	/	\$0	I
01/01/1900	OUSLEY ALICE		WD	/	\$0	I

Notes

6/6/2019 REA: 2020 CHANGED GRADE ON HOUSE FROM D-1 TO D FOR REASSESSMENT

ADDED A/C PER QUESTIONNAIRE (GC)

10/28/2015 REA: 2016 CHANGED CONDITION OF RES FROM POOR TO FAIR

Property Class 101 RENTAL
Cash Grain/General Farm



Agricultural

Year: 2020

Location Information

County
Kosciusko

Township
MONROE

District 015 (Local 015)
MONROE TOWNSHIP

School Corp 4455
WHITKO COMMUNITY

Neighborhood 1707000-015
MONROE TWP ACREAGE

Section/Plat
16-31-7

Location Address (1)
6843 S SR 13
WARSAW, IN 46580

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

2020	Assessment Year	2020	2019	2018	2017	2016
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2020	As Of Date	01/01/2020	01/01/2019	01/01/2018	01/01/2017	01/01/2016
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$28,300	Land	\$28,300	\$30,300	\$30,600	\$32,200	\$32,800
\$18,000	Land Res (1)	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
\$8,700	Land Non Res (2)	\$8,700	\$10,700	\$11,000	\$12,600	\$13,400
\$1,600	Land Non Res (3)	\$1,600	\$1,600	\$1,600	\$1,600	\$1,400
\$38,600	Improvement	\$38,600	\$31,100	\$30,100	\$29,100	\$29,100
\$38,600	Imp Res (1)	\$38,600	\$31,100	\$30,100	\$29,100	\$29,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$66,900	Total	\$66,900	\$61,400	\$60,700	\$61,300	\$61,900
\$56,600	Total Res (1)	\$56,600	\$49,100	\$48,100	\$47,100	\$47,100
\$8,700	Total Non Res (2)	\$8,700	\$10,700	\$11,000	\$12,600	\$13,400
\$1,600	Total Non Res (3)	\$1,600	\$1,600	\$1,600	\$1,600	\$1,400

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	MXC3	0	0.310000	1.00	\$5,000	\$5,000	\$1,550	0%	0%	1.0000	\$1,550
4	A	BNB	0	3.100000	0.85	\$1,280	\$1,088	\$3,373	0%	0%	1.0000	\$3,370
4	A	CRB	0	0.010000	1.02	\$1,280	\$1,306	\$13	0%	0%	1.0000	\$10
4	A	MXC3	0	1.570000	0.60	\$1,280	\$768	\$1,206	0%	0%	1.0000	\$1,210
4	A	MZB	0	1.170000	0.81	\$1,280	\$1,037	\$1,213	0%	0%	1.0000	\$1,210
4	A	WC	0	2.060000	1.11	\$1,280	\$1,421	\$2,927	0%	0%	1.0000	\$2,930
82	A		0	0.3300	1.00	\$1,280	\$1,280	\$422	-100%	0%	1.0000	\$00

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
13 HOUSE RENTALS

Characteristics

Topography Rolling
Flood Hazard

Public Utilities ERA
Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Other

Land Computations

Calculated Acreage	9.55
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	9.55
81 Legal Drain NV	0.00
82 Public Roads NV	0.33
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.31
Total Acres Farmland	7.91
Farmland Value	\$8,730
Measured Acreage	7.91
Avg Farmland Value/Acre	1104
Value of Farmland	\$8,730
Classified Total	\$0
Farm / Classified Value	\$8,700
Homesite(s) Value	\$18,000
91/92 Value	\$1,600
Supp. Page Land Value	
CAP 1 Value	\$18,000
CAP 2 Value	\$8,700
CAP 3 Value	\$1,600
Total Value	\$28,300

Printed Friday, March 27, 2020
Review Group 2020

Data Source N/A Collector Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style 20 1 1/2 story older
Finished Area 1928 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, Open Frame	156	\$5,700

Plumbing

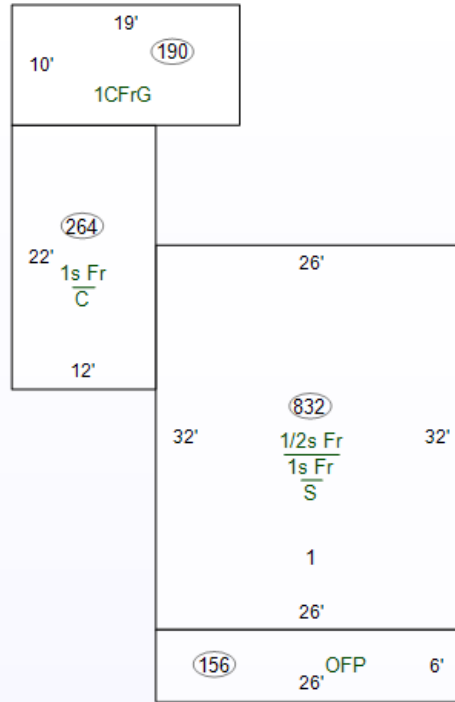
#	TF
Full Bath 1	3
Half Bath 0	0
Kitchen Sinks 1	1
Water Heaters 1	1
Add Fixtures 0	0
Total 3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1096	1096	\$78,000	
2					
3					
4					
1/4					
1/2	1Fr	832	832	\$26,300	
3/4					
Attic					
Bsmt					
Crawl		264	0	\$3,200	
Slab		832	0	\$0	

Total Base \$107,500
Adjustments 1 Row Type Adj. x 1.00 \$107,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1096 1/2:832 \$3,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$111,100
Sub-Total, 1 Units	
Exterior Features (+)	\$5,700 \$116,800
Garages (+) 190 sqft	\$8,000 \$124,800
Quality and Design Factor (Grade)	0.80
Location Multiplier	0.92
Replacement Cost	\$91,853

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 1/2	Wood Frame	D	1930	1930	90 F		0.92		1,928 sqft	\$91,853	65%	\$32,150	0%	100%	1.200	1.0000	\$38,600