General Information

Parcel Number
43-11-07-400-668.000-032

Local Parcel Number
0470203401

Tax ID:

Routing Number
004-038-176

Property Class 455
Commercial Garage

Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 408500-032
COMM WARSAW MISC

Section/Plat
0007

Location Address (1)
600 LEITER DR
WARSAW, IN 46580

Zoning
I-2 LIGHT LIGHT INDUSTRIAL DIS

Subdivision

Lot

Market Model
WARSAW COMM MISC

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026
Review Group 2023

Ownership

BOGGS LEASING INC
PO BOX 725
WARSAW, IN 46581-0725

Legal

4-38-176
PT SW SE NW 7-32-6 .61A PER SURVEY

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/02/2010	BOGGS LEASING INC	2010030109	QC	/		I
03/02/2010	BOGGS DORIS R	2010030104	PR	/		I
01/01/1900	BOGGS FRED J & DO	0	WD	/		I
01/01/1900	GARBER,FRANK & D		WD	/		I

Notes

2/27/2026 2026: 2026 ADJ MRKT FACTOR DUE TO COST SCHEDULE UPDATES

2/5/2025 2025: 2025 ADJ MRKT FACTOR DUE TO COST SCHEDULE CHANGES TO KEEP IN LINE W/RECENT SALES.

9/17/2018 REA: 2019 REMEASURED FENCING PER PICTOMETRY

9/9/2015 REA: 2016 REMEASURED PAVING PER PICTOMETRY

10/14/2010 COMM: BOGGS AUTOMOTIVE

Commercial

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
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	☐	☐	☐	☐	☐
Land	**$84,200**	**$84,200**	**$80,100**	**$80,100**	**$80,100**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$84,200	$84,200	$80,100	$80,100	$80,100
Improvement	**$117,700**	**$65,400**	**$69,100**	**$68,800**	**$67,600**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$117,700	$65,400	$69,100	$68,800	$67,600
Total	**$201,900**	**$149,600**	**$149,200**	**$148,900**	**$147,700**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$201,900	$149,600	$149,200	$148,900	$147,700

Land Data (Standard Depth: Res 132', CI 132' 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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	0.61	1.42	$82,000	$116,440	$71,028	0%	1.1860	0.00	0.00	100.00	$84,240

Data Source N/A **Collector** **Appraiser**

Land Computations

Calculated Acreage	0.61
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.61
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.61
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	$0
CAP 2 Value	$0
CAP 3 Value	$84,200
Total Value	**$84,200**

General Information

Occupancy	C/I Building	**Pre. Use**	GCK
Description	C/I Building	**Pre. Framing**	Pole Frame
Story Height	1	**Pre. Finish**	Semi-Finished
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type			1: 1(372')	
Heating			7560 sqft	
A/C				
Sprinkler				

Plumbing RES/CI

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

Roofing

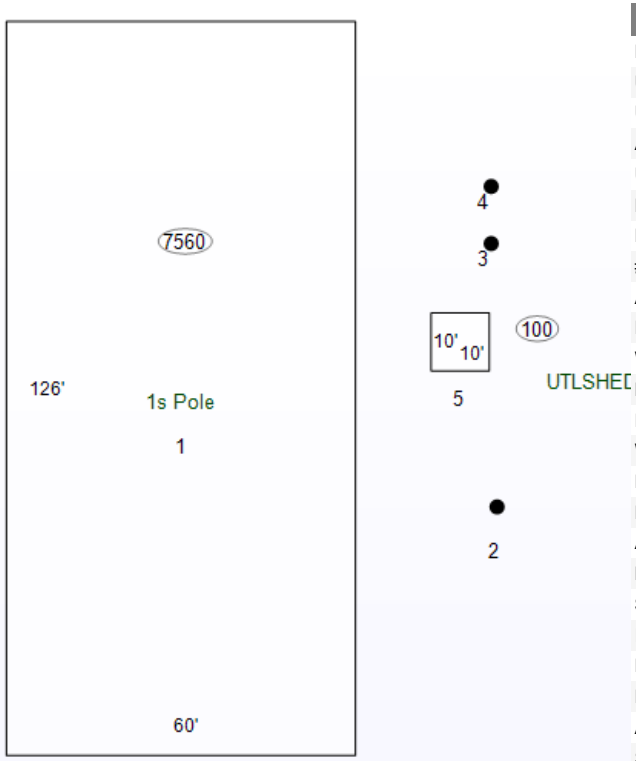
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☐ Ext Sheat ☑ Insulatio
☐ SteelGP ☐ AluSR ☑ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value



Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	7560 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	372'
PAR	5
# of Units / AC	0 / N
Avg Unit sz|dpth	
Floor	1
Wall Height	17'
Base Rate	**$32.25**
Frame Adj	$0.00
Wall Height Adj	$7.24
Dock Floor	$0.00
Roof Deck	$0.00
Adj Base Rate	**$32.25**
BPA Factor	1.00
Sub Total (rate)	**$32.25**
Interior Finish	$34.81
Partitions	$0.00
Heating	$0.00
A/C	$0.00
Sprinkler	$0.00
Lighting	$0.00
Unit Finish/SR	$0.00
GCK Adj.	$5.34
S.F. Price	**$79.64**
Sub-Total	
Unit Cost	$0.00
Elevated Floor	$0.00
Total (Use)	**$602,078**

Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$602,078**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$608,618**
Plumbing	$6,540	Quality (Grade)	1.00
Other Plumbing	$0	Location Multiplier	0.92
Special Features	$0	**Repl. Cost New**	**$559,929**
Exterior Features	$0		

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building	1	Pole	C	1988	1988	38	A		0.92		7,560 sqft	$559,929	80%	$111,990	0%	100%	1.000	1.000	0.00	0.00	100.00	$112,000
2: Fencing	1	9 Gauge	C	2001	2001	25	A	$26.02	0.92	$30.62	150' x 6'	$4,593	80%	$920	0%	100%	1.000	1.000	0.00	0.00	100.00	$900
3: Paving	1	Crushed	C	1988	1988	38	A	$0.94	0.92	$0.86	11,820 sqft	$10,222	80%	$2,040	0%	100%	1.000	1.000	0.00	0.00	100.00	$2,000
4: Paving	1	Concrete	C	1988	1988	38	A	$3.63	0.92	$3.34	2,120 sqft	$7,080	80%	$1,420	0%	100%	1.000	1.000	0.00	0.00	100.00	$1,400
5: Utility Shed	1		C	2006	2006	20	A	$30.07	0.92	$27.66	10'x10'	$2,766	50%	$1,380	0%	100%	1.000	1.000	0.00	0.00	100.00	$1,400