General Information

Parcel Number
43-11-07-400-055.000-032

Local Parcel Number
0470203400

Tax ID:

Routing Number
004-038-063

Property Class 340
Light Manufacturing & Assembly

Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 408600-032
IND WARSAW MISC

Section/Plat
7-32-6

Location Address (1)
1420 ARMSTRONG RD
WARSAW, IN 46580

Zoning
I-2 LIGHT LIGHT INDUSTRIAL DIS

Subdivision

Lot

Market Model
WAYNE PLAIN INDUSTRIAL

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Gas, Electricity	☐
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

4-38-63
PT SW SE NW 7-32-6 1.81A PER CALC

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/02/2010	BOGGS LEASING INC	2010030108	QC	/		I
03/02/2010	BOGGS DORIS R	2010030104	PR	/		I
09/28/1995	BOGGS FRED J & DO	0	WD	/		I
07/18/1994	BOGGS FRED J & DO	0	WD	/		I
02/24/1993	BOGGS FRED J & DO	0	WD	/		I
01/01/1900	SPLIT TO WARSAW L		WD	/		I

Industrial

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	**$141,900**	**$141,900**	**$137,000**	**$137,000**	**$137,000**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$141,900	$141,900	$137,000	$137,000	$137,000
Improvement	**$215,500**	**$160,000**	**$160,600**	**$159,300**	**$156,400**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$215,500	$160,000	$160,600	$159,300	$156,400
Total	**$357,400**	**$301,900**	**$297,600**	**$296,300**	**$293,400**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$357,400	$301,900	$297,600	$296,300	$293,400

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	1.13	1.00	$75,000	$75,000	$84,750	0%	1.2300	0.00	0.00	100.00	$104,240
13	A		0	0.68	1.00	$45,000	$45,000	$30,600	0%	1.2300	0.00	0.00	100.00	$37,640

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

Notes

9/8/2015 REA: 2016 REMEASURED CSPAVING & ADDED WEST TRUCKWELL WALLS PER PICTOMETRY

1/20/2015 MH: MH - PRICED PER NADA GUIDELINE

10/11/2010 COMB: 2011 COMBINED 0470203553 & PT 0470203390 INTO THIS PARCEL

2/5/2009 COMM: BLACK BROS MIDWEST INC WARSAW CUSTOM FURNITURE

2/5/2009 MEM: 2006 - PRICED EXTERIOR FEATURES SEPARATELY FROM THE MOBILE HOME.

Land Computations

Calculated Acreage	1.81
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.81
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	1.81
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	$141,900
Total Value	**$141,900**

General Information

Occupancy	Single Wide
Description	Single Wide
Story Height	0
Style	91 Mobile homes
Finished Area	Finished Area
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☐ Carpet
- ☐ Sub & Joist
- ☐ 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

Plumbing

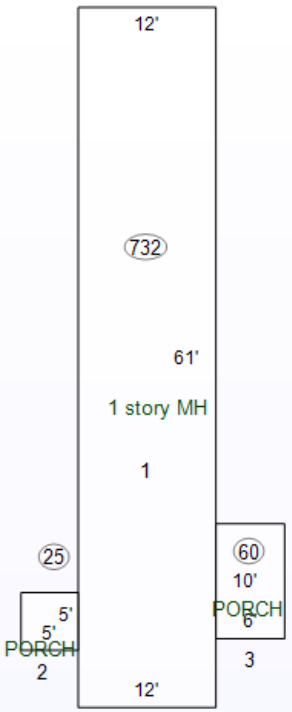
	#	TF
Full Bath	0	0
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	0	0
Add Fixtures	0	0
Total	0	0

Accommodations

Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1		732	732	$24,905	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

	Total Base	$24,905
Adjustments	**Row Type Adj.**	
Skirting (+)		$854
Foundation (+)		$0
Rec Room (+)		
Loft (+)		
Fireplace (+)		$0
No Heating (-)		$0
A/C (+)		$1,205
No Elec (-)		
Plumbing (+ / -)	-1*Full + 0*Half + -2*Fixt	($4,200)
Spec Plumb (+)		$0
Elevator (+)		
	Sub-Total, One Unit	$22,764
	Sub-Total, 1 Units	
Exterior Features (+)	$0	$22,764
Garages (+) 0 sqft	$0	$22,764
	Quality and Design Factor (Grade)	1.00
	Location Multiplier	
	Replacement Cost	$22,760

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: Single Wide	1	SV	GOOD	1985	1985	41	A		0.00		12x61		70%		0%	100%	1.000	1.000	0.00	0.00	100.00	$9,400
2: EFP	1		D+2	2000	2000	26	A		0.92		5'x-5'	$3,726	28%	$2,680	0%	100%	1.000	1.000	0.00	0.00	100.00	$2,700
3: EFP	1		D+2	2000	2000	26	A		0.92		10'x6'	$5,299	28%	$3,820	0%	100%	1.000	1.000	0.00	0.00	100.00	$3,800

General Information

Occupancy	C/I Building	**Pre. Use**	Small Shop
Description	C/I Building	**Pre. Framing**	Fire Resistant
Story Height	1	**Pre. Finish**	Semi-Finished
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type			1: 3(670')	
Heating			16500 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	4	4
Total	0	0	4	4

Roofing

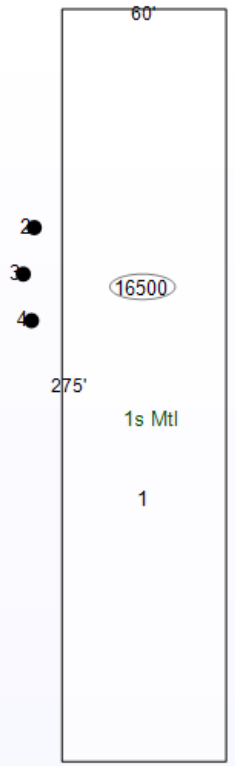
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

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	GCI
Use	SMSHOP
Use Area	16500 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	670'
PAR	4
# of Units / AC	0 / N
Avg Unit sz|dpth	
Floor	1
Wall Height	16'
Base Rate	**$83.39**
Frame Adj	$0.00
Wall Height Adj	$4.54
Dock Floor	$0.00
Roof Deck	$0.00
Adj Base Rate	**$87.93**
BPA Factor	1.00
Sub Total (rate)	**$87.93**
Interior Finish	$0.00
Partitions	$0.00
Heating	$0.00
A/C	$0.00
Sprinkler	$0.00
Lighting	$0.00
Unit Finish/SR	$0.00
GCK Adj.	$0.00
S.F. Price	**$87.93**
Sub-Total	
Unit Cost	$0.00
Elevated Floor	$0.00
Total (Use)	**$1,450,845**

Special Features

Description	Value
DF, TW/R 78' 624sqft	$6,060
DF, LD 287sqft	$14,650
DF, TW/R 84' 0sqft	$3,760

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$1,450,845**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$1,484,035**
Plumbing	$8,720	Quality (Grade)	0.70
Other Plumbing	$0	Location Multiplier	0.92
Special Features	$24,470	**Repl. Cost New**	**$955,719**
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	Metal	D-1	1979	1979	47	A		0.92		16,500 sqft	$955,719	80%	$191,140	0%	100%	1.000	1.000	0.00	0.00	100.00	$191,100
2: Paving	1	Crushed	C	1979	1979	47	A	$0.94	0.92	$0.86	3,980 sqft	$3,442	80%	$690	0%	100%	1.000	1.000	0.00	0.00	100.00	$700
3: Paving	1	Asphalt	C	1979	1979	47	A	$2.87	0.92	$2.64	8,562 sqft	$22,607	80%	$4,520	0%	100%	1.000	1.000	0.00	0.00	100.00	$4,500
4: Paving	1	Concrete	C	1979	1979	47	A	$3.63	0.92	$3.34	4,972 sqft	$16,604	80%	$3,320	0%	100%	1.000	1.000	0.00	0.00	100.00	$3,300