General Information

Parcel Number
43-08-28-100-552.000-023

Local Parcel Number
0570204632

Tax ID:

Routing Number
005-109-067.R

Property Class 415
Mobile Home Park

Year: 2026

Location Information

County
Kosciusko

Township
TIPPECANOE

District 023 (Local 023)
TIPPECANOE TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 518600-023
COMM TIPPY FRONT FOOT

Section/Plat
28-33-7

Location Address (1)
1 EMS B61A LN
WARSAW, IN 46582

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision

Lot

Market Model
TIPPY

Characteristics

Topography
Level

Flood Hazard ☐

Public Utilities
Sewer, Gas, Electricity

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2025

Ownership

HEART OF BARBEE RESORT LLC
20 EMS B40B LN
LEESBURG, IN 46538

Legal

5-109-67.R
TR N 1/2 NE 28-33-7 .75A PER DEED

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/30/2021	HEART OF BARBEE	2021111390	TD	/	$125,000	V
08/31/2004	HILLTOP LAND TRUS		WD	/		I
05/05/1997	EDMONDS KIM B	0	WD	/		I
05/04/1997	HITE RANDY A & KAT	0	WD	/		I
05/03/1997	HOLLINGSWORTH DI	0	QC	/		I
05/02/1997	HOLLINGSWORTH RI	0	WD	/		I

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	**$75,100**	**$75,100**	**$66,300**	**$66,300**	**$66,300**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$75,100	$75,100	$66,300	$66,300	$66,300
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$42,700**	**$40,800**	**$49,400**	**$15,200**	**$15,200**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$37,900	$36,200	$42,800	$15,200	$15,200
Imp Non Res (3)	$4,800	$4,600	$6,600	$0	$0
Total	**$117,800**	**$115,900**	**$115,700**	**$81,500**	**$81,500**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$113,000	$111,300	$109,100	$81,500	$81,500
Total Non Res (3)	$4,800	$4,600	$6,600	$0	$0

Land Data (Standard Depth: Res 132', CI 200' Base Lot: Res 100' X 132', CI 100' X 132')

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	0.75	1.25	$45,900	$57,375	$43,031	25%	1.3970	0.00	100.00	0.00	$75,140

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

Notes

1/12/2026 2026: 2026 ADJ MRKT FACTOR & GRADE DUE TO COST SCHEDULE UPDATES

2/20/2025 2025: 2025 ADJ MRKT FACTOR DUE TO COST SCHEDULE CHANGES

10/2/2024 REA: 2025 ADJ LAND ALLOCATIONS & ADDED INFLU FACTOR FOR PROXIMITY TO LAKE PER SITE VISIT ON 09/30/2024

2/5/2024 BP: 2024 ILP2024-73 01/31/2024 12X20 PAVILION $7,000.00

12/20/2023 2024: 2024 ADDED A 14X22 PAVILION PER SITE VISIT ON 12/15/2023

6/23/2022 2023: REMOVED 4X4 SHED AFTER FIELD CHECK

10/2/2020 2021: REMOVED MH FROM LOT 6 PER FIELD CHECK

9/4/2020 REA: 2021 CHANGED 3X3 SHED TO 4X4

4/17/2014 2014: CHANGED RES FF LOT TO A COMMERCIAL FF LOT

3/7/2003 COMM: HILLTOP MOBILE HOME COURT

Land Computations

Calculated Acreage	0.75
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.75
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	0.75
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	$75,100
CAP 3 Value	$0
Total Value	**$75,100**

General Information

Occupancy	Mobile Home Park
Description	Mobile Home Park
Story Height	0
Style	N/A
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

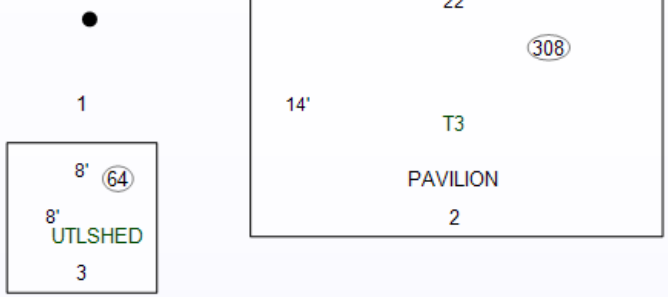
Plumbing

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

Accommodations

Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

	Total Base	
Adjustments	**Row Type Adj.**	
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		
	Sub-Total, One Unit	$0
	Sub-Total, 1 Units	
Exterior Features (+)	$0	$0
Garages (+) 0 sqft	$0	$0
	Quality and Design Factor (Grade)	1.00
	Location Multiplier	0.92
	Replacement Cost	$63,112

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: Mobile Home Park	1		D	1970	2000	26	A	$9,800.	0.92	$9,016.	7 Sites	$63,112	40%	$37,870	0%	100%	1.000	1.000	0.00	100.00	0.00	$37,900
2: PAVILION	1	T30W	C	2023	2023	3	A	$17.44	0.92		14' x 22' x 10'	$4,505	10%	$4,050	0%	100%	1.000	1.000	0.00	0.00	100.00	$4,100
3: Utility Shed	1		C	1970	1970	56	A	$35.10	0.92	$32.29	8'x8'	$2,067	65%	$720	0%	100%	1.000	1.000	0.00	0.00	100.00	$700