

43-19-04-200-409.000-009

General Information

Parcel Number
43-19-04-200-409.000-009

Local Parcel Number
1972300240

Tax ID:

Routing Number
019-064-004.E

Property Class 541
Mobile or Manufactured Home - Un

Year: 2020

Location Information

County
Kosciusko

Township
JACKSON

District 009 (Local 009)
JACKSON TOWNSHIP

School Corp 4455
WHITKO COMMUNITY

Neighborhood 1906000-009
JACKSON TWP ACREAGE

Section/Plat
4-30-7

Location Address (1)
4546 E SR 14
CLAYPOOL, IN 46510

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
Manufactured Homes Southern

Characteristics

Topography
Level

Flood Hazard
Level

Public Utilities
Electricity

ERA

Streets or Roads
Paved

TIF

Neighborhood Life Cycle Stage
Other

Printed Friday, March 27, 2020

Review Group 2019

Ownership

HOWARD KENNY
4546 E SR 14
CLAYPOOL, IN 46510

Legal

19-64-4.E
TR S 1/2 W 1/2 SW SE & RR 4-30-7 .73A



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/13/1985	HOWARD KENNY	0	WD	/	\$0	I
11/19/1982	CARROTHERS JOYC	0	WD	/	\$0	I
01/01/1900	WHITAKER LACY & M		WD	/	\$0	I

541, Mobile or Manufactured Home - Un

Notes

6/26/2013 MH: MARKET MODEL: MANUFACTURED HOMES

12/30/2011 MH: 2012 PAY 2013 PER STATE GUIDELINES CHANGED MH TO 1SFR

Res

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"/>
\$16,800	Land	\$16,800	\$16,800	\$16,800	\$16,800	\$16,800
\$16,800	Land Res (1)	\$16,800	\$16,800	\$16,800	\$16,800	\$16,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$61,700	Improvement	\$61,700	\$59,400	\$54,100	\$51,000	\$51,500
\$51,600	Imp Res (1)	\$51,600	\$49,000	\$44,600	\$42,100	\$42,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$10,100	Imp Non Res (3)	\$10,100	\$10,400	\$9,500	\$8,900	\$9,400
\$78,500	Total	\$78,500	\$76,200	\$70,900	\$67,800	\$68,300
\$68,400	Total Res (1)	\$68,400	\$65,800	\$61,400	\$58,900	\$58,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$10,100	Total Non Res (3)	\$10,100	\$10,400	\$9,500	\$8,900	\$9,400

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	0.7300	1.28	\$18,000	\$23,040	\$16,819	0%	100%	1.0000	\$16,820

Land Computations

Calculated Acreage	0.73
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.73
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.73
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	\$16,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$16,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$16,800

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1188 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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
Wood Deck	64	\$1,700

Plumbing

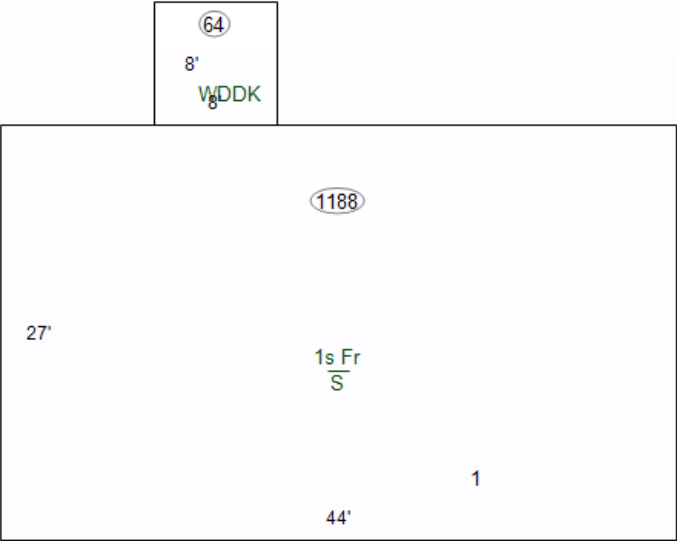
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1188	1188	\$82,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1188	0	\$0	

Total Base \$82,100

Adjustments 1 Row Type Adj. x 1.00 \$82,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1188	\$3,000
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$89,100
Sub-Total, 1 Units		
Exterior Features (+)	\$1,700	\$90,800
Garages (+) 0 sqft	\$0	\$90,800
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92
Replacement Cost		\$66,829

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	1996	1996	24 A		0.92		1,188 sqft	\$66,829	26%	\$49,450	0%	100%	1.200 0.8700	\$51,600

General Information

OccupancyBarn, Pole (T3)
DescriptionBarn, Pole (T3) R 01
Story Height0
StyleN/A
Finished Area
Make

Plumbing

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

Floor Finish

☐ Earth☐ Tile

☐ Slab☐ Carpet

☐ Sub & Joint☐ Unfinished

☐ Wood☐ Other

☐ Parquet

Wall Finish

☐ Plaster/Drywall☐ Unfinished

☐ Paneling☐ Other

☐ Fiberboard

Roofing

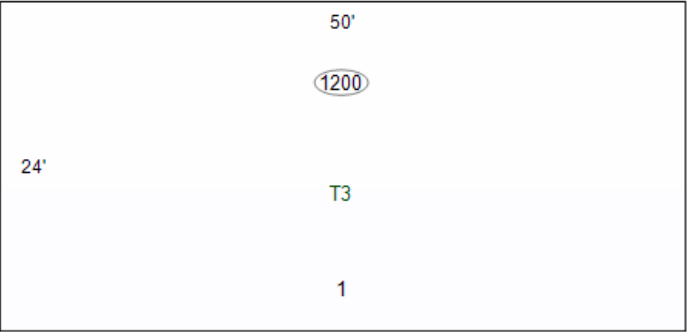
☐ Built-Up☐ Metal☐ Asphalt☐ Slate☐ Tile

☐ Wood Shingle☐ Other

Exterior Features

DescriptionAreaValue

Heat Type



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	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)				
Location Multiplier			0.92	
Replacement Cost				\$16,185

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: Barn, Pole (T3) R 01	0%	1	T3AW	C	2000	2000	20	A	\$16.17	0.92	\$14.66	-24' x -50' x 8'	\$16,185	40%	\$9,710	0%	100%	1.200	0.8700	\$10,100

