

43-08-07-400-073.000-023

F&P DEVELOPMENT LLC

6746 N KALORAMA RD

510, 1 Family Dwell - Platted Lot

TIPPECANOE LAKE OFF W 1/2

General Information

Parcel Number 43-08-07-400-073.000-023

Local Parcel Number 0570700116

Tax ID:

Routing Number 005-026-072

Property Class 510 1 Family Dwell - Platted Lot

Year: 2021

Location Information

County Kosciusko

Township TIPPECANOE

District 023 (Local 023) TIPPECANOE TOWNSHIP

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 503600-023 TIPPECANOE LAKE OFF WATER -

Section/Plat 7-33-7

Location Address (1) 6746 N KALORAMA RD LEESBURG, IN 46538

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Third Add to Kalorama

Lot 4,5

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, March 31, 2021

Review Group 2021

Ownership

F&P DEVELOPMENT LLC PO BOX 2488 MUNCIE, IN 47307

Legal

5-26-72 LOTS 4 & 5 3RD ADD TO KALORAMA



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

Table with columns for Assessment Year (2021-2017), Reason For Change (AA), As Of Date (01/01/2021-2017), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$29,800, \$190,500, etc.).

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 220', CI 100' X 220')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value (\$18,900, \$10,900).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/08/2020 to 06/02/1998.

Res

Notes

9/23/2020 REA: 2021 REAS REMOVED INTREGAL GAR. SHOULD NOT HAVE BEEN ON THERE AND MADE IT A 1S OVER 3 CAR GAR. PER PICT AND REMOVED OLDER SHED. ADDED 1 HALF BATH & 1 ADDL FIXTURE PER QUESTIONNAIRE & TAXPAYER PHONE CALL 12/11/2020 (SS) 9/16/2016 REA: 2017 ADDED DETGAR WITH LIVING QTRS IN WITH MAIN HOUSE AND CHANGED GRADE TO C & EFF YR TO 2006 & ADDED INFLUENCE FACTOR TO LAND FOR NO WELL & SEPTIC ON 1 LOT & ADDED 5 X 7 UTL SHED PER PICTOMETRY FOR REASSESSMENT

12/9/2009 BP: #061191 RES ADDNS \$100,000 35% 3/1/07 100% FOR 3/1/2008

Land Computations

Table with columns: Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$29,800).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	11 1 story older
Finished Area	2388 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" 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	192	\$3,300

Plumbing

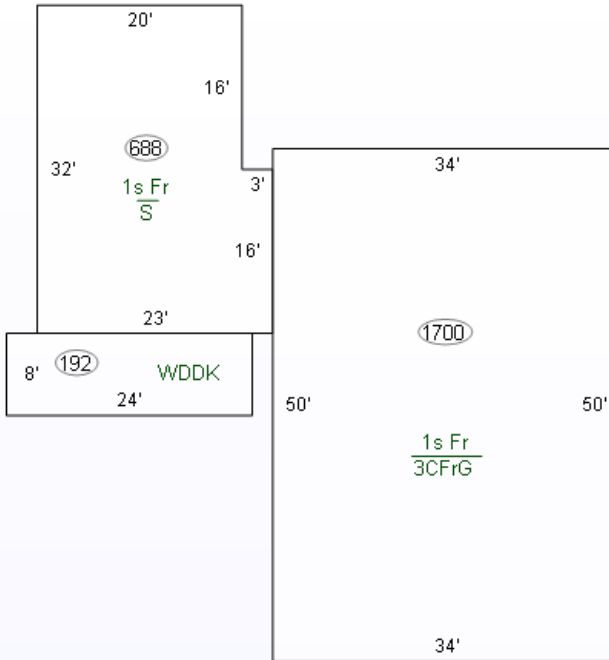
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	688	688	\$57,100	
2	1Fr	1700	1700	\$52,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		688	0	\$0	
				Total Base	\$109,100

Adjustments

1 Row Type Adj. x 1.00	\$109,100
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:688 2:1700 \$5,900
No Elec (-)	\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$119,800
Sub-Total, 1 Units	
Exterior Features (+)	\$3,300 \$123,100
Garages (+) 1700 sqft	\$35,400 \$158,500
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.92
Replacement Cost	\$145,820

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%	2	Wood Frame	C	1937	2006	15 A		0.92		2,388 sqft	\$145,820	14%	\$125,410	0%	100%	1.510	1.0000	\$189,400
2: Utility Shed	0%	1		D	2014	2014	7 A	\$39.32	0.92	\$39.32	5'x7'	\$1,013	25%	\$760	0%	100%	1.510	1.0000	\$1,100