

43-11-08-300-625.000-032

OLSEN WANDA

312 N WASHINGTON ST

510, 1 Family Dwell - Platted Lot

WARSAW TOWN - W SIDE/ 1/2

General Information

Parcel Number
43-11-08-300-625.000-032
Local Parcel Number
0472304099

Tax ID:

Routing Number
004-043-159

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County
Kosciusko

Township
WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 404000-032
WARSAW TOWN - W SIDE

Section/Plat
8-32-6

Location Address (1)
312 N WASHINGTON ST
WARSAW, IN 46580

Zoning
R-3 RESIDENCE DISTRICT (WAR

Subdivision
Hood & Britton Add aka Op of the

Lot
316

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
Sunday, March 28, 2021

Review Group
2020

Ownership

OLSEN WANDA
312 N WASHINGTON ST
WARSAW, IN 46580

Legal

4-43-159
N 1/2 LOT 316 HOOD & BRITTON ADD AKA CITY
OF WARSAW



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/12/2015 to 10/20/1998.

Notes

10/21/2019 REA: 2020 REMOVED MSTP, ADJUSTED EFF YEAR OF RES TO 1955 PER PICTOMETRY
CORRECTED RM COUNT & BDRM COUNT & ADDED 1 EXTRA FIXTURE (LAUNDRY SINK) PER QUESTIONNAIRE--JS
12/1/2015 REA: 2016 CORRECTED 8X12 AREA TO BE 1SFR/B & 9X11 AREA TO BE EFP NOT OFF PER PICTOMETRY
10/13/2009 BP: #8079 5-13-03 \$5,200 REROOF & REMODEL

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for years 2018-2021.

Land Data (Standard Depth: Res 150', CI 200' Base Lot: Res 80' X 200', CI 80' X 200')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for F, F, 33, 33x132, 0.95, \$250, \$238, \$7,854, 0%, 100%, 1.0000, \$7,850.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.10), Actual Frontage (33), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$7,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$7,900).

Data Source
N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	20 1 1/2 story older
Finished Area	1592 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input 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 checked="" 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
Patio, Concrete	182	\$900
Porch, Enclosed Frame	99	\$6,600
Porch, Enclosed Frame	64	\$5,600

Plumbing

#	TF
Full Bath	2 6
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	1 1
Total	5 9

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1240	1240	\$84,200	
2				
3				
4				
1/4				
1/2 1Fr	352	352	\$15,300	
3/4				
Attic				
Bsmt	448	0	\$16,200	
Crawl	792	0	\$4,900	
Slab				

Total Base	\$120,600
Adjustments	1 Row Type Adj. x 1.00
Total	\$120,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$123,800
Sub-Total, 1 Units	
Exterior Features (+)	\$13,100
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.80
Location Multiplier	0.92
Replacement Cost	\$100,758

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 1/2	Wood Frame	D	1900	1955	66 A		0.92		2,040 sqft	\$100,758	47%	\$53,400	0%	100%	1.390	1.0000	\$74,200
2: Detached Garage	100%	1	Wood Frame	C	1965	1965	56 A	\$27.86	0.92	\$27.86	24'x26'	\$15,994	40%	\$9,600	0%	100%	1.390	1.0000	\$13,300