

43-10-02-300-160.000-034

CURTIS MICHAEL & KATHLEEN

3825 W OLD RD 30

510, 1 Family Dwell - Platted Lot

HARRISON TWP (PLATTED) 1/2

General Information

Parcel Number 43-10-02-300-160.000-034
Local Parcel Number 1370800070

Tax ID:

Routing Number 013-002-029

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County Kosciusko

Township HARRISON

District 034 (Local 034 )
HARRISON TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 1304000-034
HARRISON TWP (PLATTED LOT)

Section/Plat 2-32-5

Location Address (1)
3825 W OLD RD 30
WARSAW, IN 46580

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Bradways SD

Lot 6 & 7

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 Tuesday, March 30, 2021

Review Group 2019

Ownership

CURTIS MICHAEL & KATHLEEN H
C/O FIRST BANK & TRUST -PARIS
PO BOX 880
PARIS, IL 61944

Legal

13-2-29
LOTS 6 & 7 BRADWAYS SD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 04/15/2013 to 01/01/1900.

Notes

6/15/2018 REA: 2019 ADJUSTED GRADE OF RES PER PICTOMETRY
7/15/2014 REA: 2015 ADDED CNPY ON END OF HOUSE PER PICTOMETRY
3/5/2012 MEM: 2012 CORRECTED LOT DIMENSIONS PER PLAT - JPB
1/1/1900 COMB: REQ FOR COMB COMBINED 1370800060 INTO THIS PARCEL FOR 2009 PAY 2010

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show data for years 2021, 2020, 2019, 2018, 2017.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 60' X 125', CI 60' X 125')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show pricing details for F and F soil types.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (3.97), Actual Frontage (283), 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 (\$19,000), CAP 2 Value (\$0), CAP 3 Value (\$45,500), Total Value (\$64,500).

Data Source N/A

Collector

Appraiser

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	20 1 1/2 story older
<b>Finished Area</b>	1752 sqft
<b>Make</b>	

**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
Porch, Enclosed Frame	160	\$8,100
Porch, Open Frame	144	\$5,700
Patio, Concrete	128	\$700

**Plumbing**

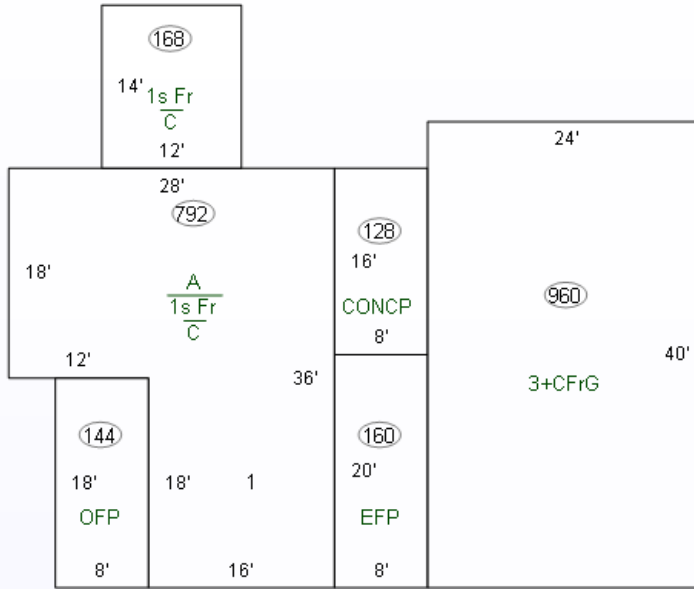
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	960	960	\$71,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	792	792	\$14,000	
Bsmt				
Crawl	960	0	\$5,300	
Slab				

**Total Base** \$90,300

**Adjustments** 1 Row Type Adj. x 1.00 \$90,300

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

**Sub-Total, One Unit** \$90,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$14,500	\$104,800
Garages (+) 960 sqft	\$23,400	\$128,200
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.92	
<b>Replacement Cost</b>		\$100,252

**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%	1	Wood Frame	D+1	1900	1960	61 A		0.92		1,752 sqft	\$100,252	47%	\$53,130	0%	100%	1.280 1.0000	\$68,000