

43-11-17-300-453.000-032

General Information

Parcel Number
43-11-17-300-453.000-032

Local Parcel Number
0472002179

Tax ID:

Routing Number
004-079-218

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 400500-032
HERSCHERS

Section/Plat
17-32-6

Location Address (1)
114 MARY MAC ST
WARSAW, IN 46580

Zoning
R-1 RESIDENCE DISTRICT (WAR

Subdivision
Eagle Heights

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
Sewer, Gas, Electricity

ERA
☐

Streets or Roads
Paved

TIF
☒

Neighborhood Life Cycle Stage
Other

Printed
Sunday, March 28, 2021

Review Group
2020

AMISS NANCY S

Ownership

AMISS NANCY S
114 MARY MAC ST
WARSAW, IN 46580

Legal

4-79-218
TR SW 17-32-6 .42A PER SURVEY

114 MARY MAC ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/30/1996	AMISS NANCY S	0	WD	/	\$0	I
10/08/1996	SURVEY RECORDED	0	WD	/	\$91,000	I
04/05/1983	TYNER GOLDIE E ES	0	WD	/	\$0	I
01/01/1900	TYNER RAYMOND H		WD	/	\$0	I

Res

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

2021	Assessment Year	2021	2020	2019	2018	2017
WIP	Reason For Change	AA	AA	AA	AA	AA
02/25/2021	As Of Date	01/01/2021	01/01/2020	01/01/2019	01/01/2018	01/01/2017
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$33,100	Land	\$33,100	\$29,800	\$30,100	\$30,100	\$30,100
\$33,100	Land Res (1)	\$33,100	\$29,800	\$30,100	\$30,100	\$30,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$140,000	Improvement	\$140,000	\$131,800	\$124,500	\$119,500	\$119,000
\$140,000	Imp Res (1)	\$140,000	\$131,800	\$124,500	\$119,500	\$119,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$173,100	Total	\$173,100	\$161,600	\$154,600	\$149,600	\$149,100
\$173,100	Total Res (1)	\$173,100	\$161,600	\$154,600	\$149,600	\$149,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 180", CI 100' X 180')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		154	152x121	0.88	\$250	\$220	\$33,440	-1%	100%	1.0000	\$33,110

HERSCHERS/400500-032

Notes
11/13/2019 REA: 2020 FIELD CHECK TODAY BY BB HAS A/C AND CHANGED OFF TO OMP.& GAVE EX FRNT. RECEIVED QUESTIONNAIRE NO OTHER CHANGES.
11/19/2015 REA: 2016 REMOVED INFLUENCE FACTOR FOR EXCESS FRONTAGE & CHANGED EFF YR TO 1972 & GRADE FROM C+1 TO C ON RES FOR REASSESSMENT
6/26/2014 CE: 2014 CE BEFORE ROLLOVER CORRECTED BASEMENT FINISH TO REC ROOM 1 PER TAXPAYER IN OFFICE

Land Computations

Calculated Acreage	0.42
Actual Frontage	154
Developer Discount	<input type="checkbox"/>
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	\$33,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$33,100

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

11 1 story older

Finished Area

1610 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☐ Carpet

☒ Sub & Joint

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	248	\$1,300
Porch, Open Masonry	56	\$3,400

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

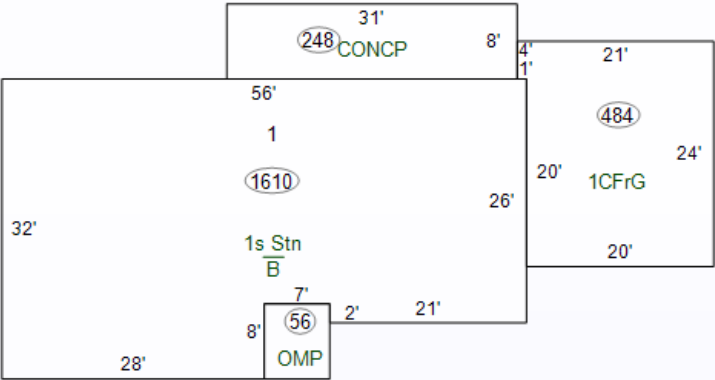
1

Total Rooms

6

Heat Type

Other



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	8	1610	1610	\$107,600
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1610	0	\$32,200
Crawl				
Slab				
Total Base				\$139,800
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				1:805
Loft (+)				\$0
Fireplace (+)				MS:1 MO:1
No Heating (-)				\$0
A/C (+)				1:1610
No Elec (-)				\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$151,300
Sub-Total, 1 Units				
Exterior Features (+)				\$4,700
Garages (+) 484 sqft				\$13,600
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.92
Replacement Cost				\$156,032

Summary of Improvements																			
Description	Res Eligibl	Story Height	Construction	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
1: Single-Family R 01	100%	1	Stone	C	1953	1972	49	A		0.92		3,220 sqft	\$156,032	35%	\$101,420	0%	100%	1.380	1.0000