

43-15-01-300-034.000-001

General Information

Parcel Number  
43-15-01-300-034.000-001

Local Parcel Number  
0171350060

Tax ID:

Routing Number  
001-003-003

Property Class 511  
1 Family Dwell - Unplatted (0 to 9.9

Year: 2022

Location Information

County  
Kosciusko

Township  
CLAY

District 001 (Local 001 )  
CLAY TOWNSHIP

School Corp 4415  
WARSAW COMMUNITY

Neighborhood 9109000-001  
CLAY TWP ACREAGE

Section/Plat  
1-31-6

Location Address (1)  
4830 S COUNTRY CLUB RD  
WARSAW, IN 46580

Zoning  
AG AGRICULTURE

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF  
Paved

Neighborhood Life Cycle Stage  
Other

Printed Sunday, April 3, 2022

Review Group 2019

MCKRILL BENJAMIN LESTER

Ownership

MCKRILL BENJAMIN LESTER  
4830 S COUNTRY CLUB RD  
WARSAW, IN 46580

Legal

1-3-3  
PT MDL PT SW 1-31-6 1.27A



4830 S COUNTRY CLUB RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/29/2017	MCKRILL BENJAMIN	2017121104	WD	/	\$0	I
01/01/1900	MCKRILL BENJAMIN		WD	/	\$0	I

CLAY TWP ACREAGE/9109 1/2

Notes

5/15/2018 REA: 2019 ADDED 4X9 MSTP FOR REASSESSMENT.

10/14/2014 REA: 2015 CHANGED CONDITION OF RES FROM GOOD TO AVG FOR REASSESSMENT

Res

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
02/25/2022	As Of Date	01/01/2022	01/01/2021	01/01/2020	01/01/2019	01/01/2018
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 type="checkbox"/>	<input type="checkbox"/>
\$21,500	Land	\$21,500	\$21,500	\$19,400	\$19,400	\$19,400
\$20,000	Land Res (1)	\$20,000	\$20,000	\$18,000	\$18,000	\$18,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,500	Land Non Res (3)	\$1,500	\$1,500	\$1,400	\$1,400	\$1,400
\$109,400	Improvement	\$109,400	\$94,500	\$90,100	\$85,700	\$81,700
\$92,500	Imp Res (1)	\$92,500	\$81,000	\$77,600	\$73,800	\$69,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$16,900	Imp Non Res (3)	\$16,900	\$13,500	\$12,500	\$11,900	\$12,500
\$130,900	Total	\$130,900	\$116,000	\$109,500	\$105,100	\$101,100
\$112,500	Total Res (1)	\$112,500	\$101,000	\$95,600	\$91,800	\$87,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$18,400	Total Non Res (3)	\$18,400	\$15,000	\$13,900	\$13,300	\$13,900

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	1.0000	1.00	\$20,000	\$20,000	\$20,000	0%	100%	1.0000	\$20,000
91	A		0	0.2700	1.00	\$5,500	\$5,500	\$1,485	0%	0%	1.0000	\$1,490

Land Computations

Calculated Acreage	1.27
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.27
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.27
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	\$20,000
91/92 Value	\$1,500
Supp. Page Land Value	
CAP 1 Value	\$20,000
CAP 2 Value	\$0
CAP 3 Value	\$1,500
Total Value	\$21,500

General Information

OccupancySingle-Family  
DescriptionSingle-Family R 01  
Story Height1  
Style11 1 story older  
Finished Area1176 sqft  
Make

Floor Finish

☐Earth☒Slab☒Sub & Joist☐Wood☐Parquet

☒Tile☒Carpet☒Unfinished☐Other

Wall Finish

☒Plaster/Drywall☐Unfinished☒Paneling☐Other☐Fiberboard

Roofing

☐Built-Up☐Metal☒Asphalt☐Slate☐Tile☐Wood Shingle☐Other

Exterior Features

Description	Area	Value
Stoop, Masonry	36	\$1,500

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	8

Accommodations

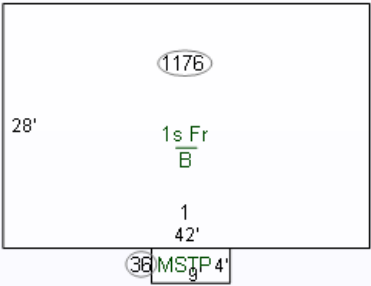
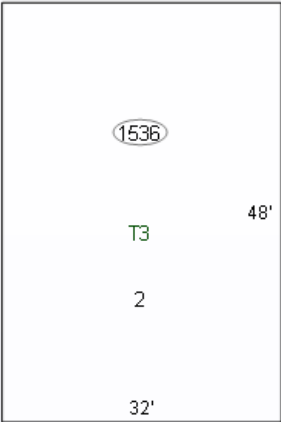
Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air

Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1176	1176	\$88,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1176	0	\$29,500	
Crawl					
Slab					

	Total Base	\$118,100
Adjustments	1 Row Type Adj. x 1.00	\$118,100
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:588	\$5,200
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1176	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$128,900
	Sub-Total, 1 Units	
Exterior Features (+)	\$1,500	\$130,400
Garages (+) 0 sqft	\$0	\$130,400
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.92	
	Replacement Cost	\$113,970

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	C-1	1953	1960	62 A		0.92		2,352 sqft	\$113,970	42%	\$66,100	0%	100%	1.400	1.0000	\$92,500
2: Barn, Pole (T3) R 01	0%	1	T3AW	C	1992	1992	30 A	\$18.09	0.92	\$0.00	0' x 0' x 10'	\$24,182	50%	\$12,090	0%	100%	1.400	1.0000	\$16,900