

43-04-30-200-148.000-025

BEAL JOHN R & CAROL A

19 EMS D16A1A LN

510, 1 Family Dwell - Platted Lot

DEWART LAKE OFF WATE 1/4

General Information

Parcel Number 43-04-30-200-148.000-025

Local Parcel Number 0770204390

Tax ID:

Routing Number 007-120-036

Property Class 510 1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Kosciusko

Township TURKEY CREEK

District 025 (Local 025 ) TURKEY CREEK TOWNSHIP

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 701800-025 DEWART LAKE OFF WATER - T C

Section/Plat 30-34-7

Location Address (1) 19 EMS D16A1A LN SYRACUSE, IN 46567

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Quaker Haven Park

Lot 63,

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, April 3, 2022

Review Group 2022

Ownership

BEAL JOHN R & CAROL A 19 EMS D16A1A LN SYRACUSE, IN 46567

Legal

7-120-36 LOT 63 & PT VAC ST & W 1/2 LOT 83 & VAC ST W OF LOT QUAKER HAVEN PK



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values for 2022, 2021, 2020, 2019, and 2018.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 40' X 100', CI 40' X 100')

Table with 12 columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I.

Res

Notes

6/25/2021 REA: 2022 PUT IRREG SHAPED CONCP UNDER 1SFR, CORRECTED FOUNDATION UNDER 10X16 1SFR TO BE BSMT & MADE CARSHED CAP 1 PER PICTOMETRY. CORRECTED WHICH LOT GETS INFLU FACTOR PER PLAT
5/26/2017 REA: 2018 REMOVED INFL FACTOR FOR NO WELL/SEPTIC ON VAC STREET. PRICED ADDN & WDDK IN WITH HOUSE & ADJUSTED EFF YR. ADDED 10X26 OPEN CARSHED PER PICTOMETRY (MASTERVIEWER BETWEEN 2005-2008)
4/15/2010 BP: BP# 090418 BEAL RES ADDN & DECK \$40000 FOR 3-1-2010

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and Value.

Data Source N/A

Collector

Appraiser

Total Value \$28,300

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	40 newer 1 st 1961-20
Finished Area	1568 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 & Joist	<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 checked="" 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, Open Frame	24	\$2,700
Wood Deck	224	\$3,900
Patio, Concrete	320	\$1,800

**Plumbing**

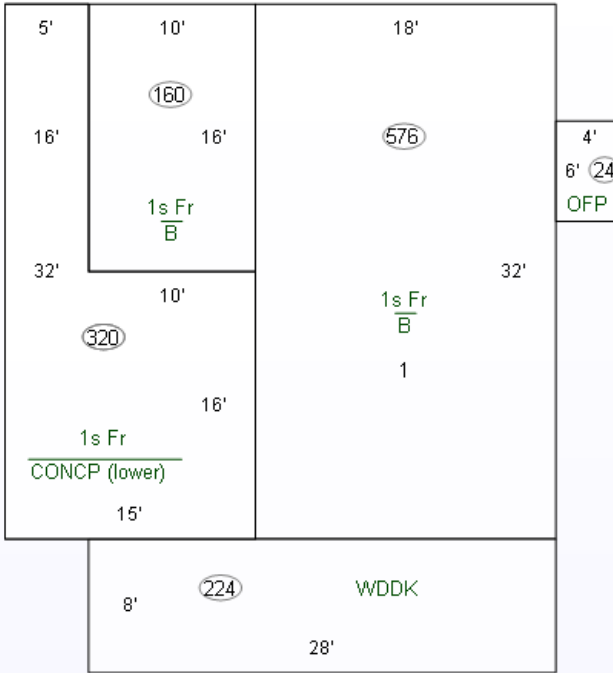
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
<b>Total Rooms</b>	<b>8</b>

**Heat Type**

Other



Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1056	1056	\$82,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	736	512	\$39,600	
Crawl				
Slab				

	Total Base	Value
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$122,400</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$129,300</b>
<b>Sub-Total, 1 Units</b>		<b>\$129,300</b>
Exterior Features (+)	\$8,400	\$137,700
Garages (+) 0 sqft	\$0	\$137,700
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$101,347</b>

**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	Wood Frame	D	1972	1980	42 A		0.92		1,792 sqft	\$101,347	38%	\$62,840	0%	100%	1.430 1.0000	\$89,900

**General Information**

Occupancy Car Shed  
 Description Car Shed  
 Story Height 0  
 Style N/A  
 Finished Area  
 Make

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description Area Value

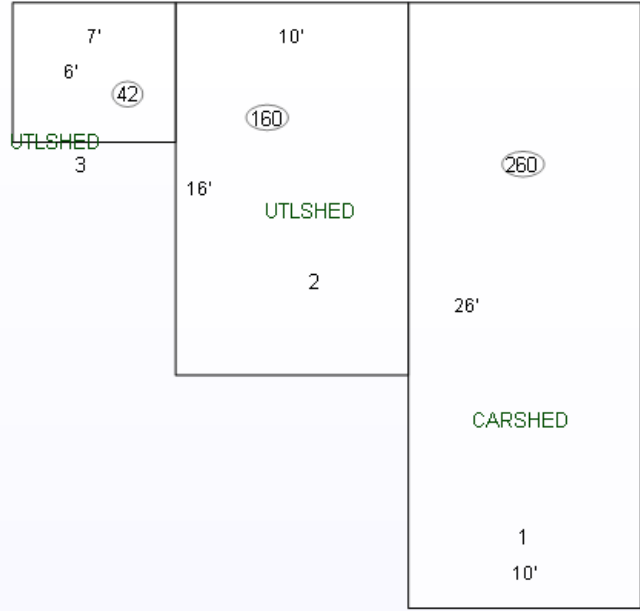
**Plumbing**

# TF  
 Full Bath  
 Half Bath  
 Kitchen Sinks  
 Water Heaters  
 Add Fixtures  
 Total

**Accommodations**

Bedrooms  
 Living Rooms  
 Dining Rooms  
 Family Rooms  
 Total Rooms

**Heat Type**



**Specialty Plumbing**

Description Count Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

**Total Base**  
 Row Type Adj.

**Adjustments**

Unfin Int (-)  
 Ex Liv Units (+)  
 Rec Room (+)  
 Loft (+)  
 Fireplace (+)  
 No Heating (-)  
 A/C (+)  
 No Elec (-)  
 Plumbing (+ / -)  
 Spec Plumb (+)  
 Elevator (+)

**Sub-Total, One Unit** \$0

**Sub-Total, 1 Units**

Exterior Features (+) \$0 \$0  
 Garages (+) 0 sqft \$0 \$0  
 Quality and Design Factor (Grade) 0.80  
 Location Multiplier 0.92  
**Replacement Cost** \$767

**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: Car Shed	100%	1		D	2006	2006	16 A	\$10.10	0.92	\$2.95	10'x26'	\$767	30%	\$540	0%	100%	1.430	1.0000	\$800
2: Utility Shed	0%	1		D	1987	1987	35 F	\$21.43	0.92	\$15.77	10'x16'	\$2,524	70%	\$760	0%	100%	1.430	1.0000	\$1,100
3: Utility Shed 2	0%	1		D	1987	1987	35 F	\$31.58	0.92	\$23.24	6'x7'	\$976	70%	\$290	0%	100%	1.430	1.0000	\$400

