

43-15-26-300-011.000-001

HARMAN MADGE J REV LIV TR

612 E 900 S

101, Cash Grain/General Farm

CLAY TWP ACREAGE/9109 1/4

General Information

Parcel Number
43-15-26-300-011.000-001

Local Parcel Number
0170800050

Tax ID:

Routing Number
001-103-006.

Property Class 101
Cash Grain/General Farm

Ownership

HARMAN MADGE J REV LIV TR
MADGE J HARMAN LE & TRUSTEE
1630 S COUNTY FARM RD
WARSAW, IN 46580

Legal

1-103-6
SW SE & SE SW 26-31-6 80.00A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/13/2009	HARMAN MADGE J R	2009070501	WD	/	\$0	I
01/18/1993	HARMAN NORMAN &	0	WD	/	\$0	I
10/13/1992	HARMAN MADGE J	0	WD	/	\$0	I
02/05/1991	HARMAN CALVIN TR	0	WD	/	\$0	I
02/05/1991	HARMAN CALVIN	0	WD	/	\$0	I
01/01/1900	HARMAN BEEVA MA		WD	/	\$0	I

Notes

12/21/2017 SUR: #201709 0603 HARMAN MADGE J REV LIV TRUST 9/18/2017

8/12/2015 2016: CHANGED SIZE OF CARSHED. ADDED EFP TO HOUSE. CHANGED HEIGHT OF T2. CHANGED CONDITION OF FEED LOTS PER PICTOMETRY.

8/12/2015 REA: 2016 CHANGED SIZE OF CARSHED. ADDED EFP TO HOUSE. CHANGED HEIGHT OF T2. CHANGED CONDITION OF FEED LOTS PER PICTOMETRY.

2/23/2009 BP: 7/7/04 HARMAN NORMAN #040769 \$2300 RES ADD



Agricultural

Year: 2018

Location Information

County
Kosciusko

Township
CLAY TOWNSHIP

District 001 (Local 001)
CLAY TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 9109000-001
CLAY TWP ACREAGE

Section/Plat
26-31-6

Location Address (1)
612 E 900 S
CLAYPOOL, IN 46510

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

2018	Assessment Year	2018	2017	2016	2015	2014
WIP	Reason For Change	AA	AA	AA	AA	AA
03/26/2018	As Of Date	01/01/2018	01/01/2017	01/01/2016	03/01/2015	03/01/2014
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$128,800	Land	\$128,800	\$145,300	\$152,800	\$159,100	\$159,100
\$18,000	Land Res (1)	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
\$110,800	Land Non Res (2)	\$110,800	\$127,300	\$134,800	\$141,100	\$141,100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$69,900	Improvement	\$69,900	\$67,500	\$66,300	\$67,000	\$61,800
\$52,000	Imp Res (1)	\$52,000	\$50,400	\$49,400	\$46,300	\$44,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$17,900	Imp Non Res (3)	\$17,900	\$17,100	\$16,900	\$20,700	\$17,300
\$198,700	Total	\$198,700	\$212,800	\$219,100	\$226,100	\$220,900
\$70,000	Total Res (1)	\$70,000	\$68,400	\$67,400	\$64,300	\$62,500
\$110,800	Total Non Res (2)	\$110,800	\$127,300	\$134,800	\$141,100	\$141,100
\$17,900	Total Non Res (3)	\$17,900	\$17,100	\$16,900	\$20,700	\$17,300

Land Data (Standard Depth: Res 120', Cl 120')

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	\$18,000	\$18,000	\$18,000	0%	100%	1.0000	\$18,000
4	A	BC	0	6.470000	1.19	\$1,610	\$1,916	\$12,397	0%	0%	1.0000	\$12,400
4	A	BNB	0	2.200000	0.85	\$1,610	\$1,369	\$3,012	0%	0%	1.0000	\$3,010
4	A	CRA	0	6.450000	1.02	\$1,610	\$1,642	\$10,591	0%	0%	1.0000	\$10,590
4	A	CRB	0	11.790000	1.02	\$1,610	\$1,642	\$19,359	0%	0%	1.0000	\$19,360
4	A	HT	0	2.260000	0.50	\$1,610	\$805	\$1,819	0%	0%	1.0000	\$1,820
4	A	OTB	0	14.510000	0.60	\$1,610	\$966	\$14,017	0%	0%	1.0000	\$14,020
4	A	PE	0	0.750000	1.11	\$1,610	\$1,787	\$1,340	0%	0%	1.0000	\$1,340
4	A	RE	0	7.250000	1.28	\$1,610	\$2,061	\$14,942	0%	0%	1.0000	\$14,940
4	A	RLA	0	0.300000	0.98	\$1,610	\$1,578	\$473	0%	0%	1.0000	\$470
4	A	RLB	0	0.840000	0.98	\$1,610	\$1,578	\$1,326	0%	0%	1.0000	\$1,330
4	A	WLB	0	18.860000	0.89	\$1,610	\$1,433	\$27,026	0%	0%	1.0000	\$27,030
5	A	BC	0	4.930000	1.19	\$1,610	\$1,916	\$9,446	-60%	0%	1.0000	\$3,780
5	A	CRB	0	0.090000	1.02	\$1,610	\$1,642	\$148	-60%	0%	1.0000	\$60
71	A	OTB	0	1.080000	0.60	\$1,610	\$966	\$1,043	-40%	0%	1.0000	\$630

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**
Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Other

Land Computations

Calculated Acreage	80.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	80.00
81 Legal Drain NV	0.00
82 Public Roads NV	1.22
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	77.78
Farmland Value	\$110,780
Measured Acreage	77.78
Avg Farmland Value/Acre	1424
Value of Farmland	\$110,760
Classified Total	\$0
Farm / Classified Value	\$110,800
Homesite(s) Value	\$18,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$18,000
CAP 2 Value	\$110,800
CAP 3 Value	\$0
Total Value	\$128,800

Land Data (Standard Depth: Res 120', CI 120')

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
82	A		0	1.2200	1.00	\$1,610	\$1,610	\$1,964	-100%	0%	1.0000	\$00

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style 30 Older 2/2+ story 1
Finished Area 1496 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joint 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
Porch, Enclosed Frame	88	\$6,600
Porch, Enclosed Frame	60	\$4,500
Porch, Enclosed Frame	252	\$11,000
Porch, Enclosed Frame	72	\$5,600

Plumbing

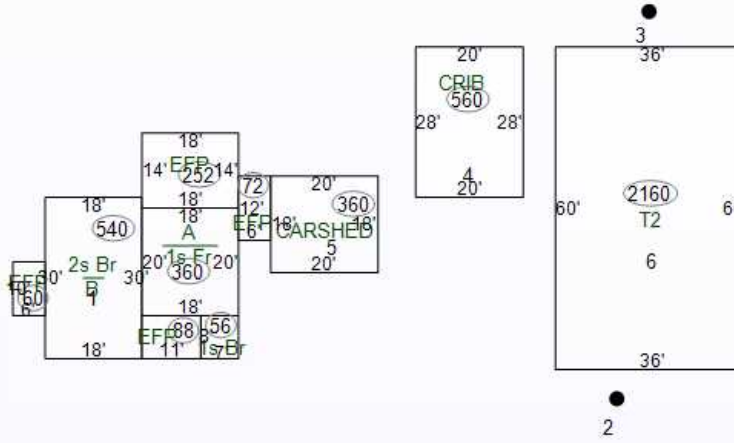
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accomodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 94	956	956	\$76,200	
2 7	540	540	\$32,000	
3				
4				
1/4				
1/2				
3/4				
Attic	173	0	\$3,600	
Bsmt	540	0	\$17,900	
Crawl				
Slab				

Total Base \$129,700
Adjustments 1 Row Type Adj. x 1.00 \$129,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	2:540	(\$900)
A/C (+)	1:956 2:540	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$132,400

Sub-Total, 1 Units

Exterior Features (+)	\$27,700	\$160,100
Garages (+) 0 sqft	\$0	\$160,100
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.92

Replacement Cost \$125,198

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%	2	5/6 Masonry	D+1	1905	1905	113 F		0.92		2,209 sqft	\$125,198	65%	\$43,820	0%	100%	1.12	1.0000	\$49,100
2: Feed Lot CONC	0%	1	CF	D	1900	1900	118 P		0.92		1,365 sqft	\$3,587	80%	\$720	0%	100%	1.12	1.0000	\$800
3: Feed Lot CONC	0%	1	CF	D	1900	1900	118 P		0.92		2,770 sqft	\$7,278	80%	\$1,460	0%	100%	1.12	1.0000	\$1,600
4: Corn Crib, Frame R 01	100%	1	Drive Thru	D	1910	1910	108 A	\$18.18	0.92	\$18.18	20' x 28'	\$7,493	65%	\$2,620	0%	100%	1.12	1.0000	\$2,900
5: Car Shed R 01	0%	1	SV	D	2004	2004	14 A		0.92		18'x27'		30%		0%	100%	1.12	1.0000	\$600
6: Barn, Bank & Flat (T2)	0%	2		D	1910	1910	108 A	\$45.16	0.92	\$39.92	-60' x 36' x 21'	\$63,462	65%	\$22,210	40%	100%	1.12	1.0000	\$14,900

