

General Information

Parcel Number
43-15-26-100-025.000-001

Local Parcel Number
0171900436

Tax ID:

Routing Number
001-101-002.

Property Class 101 RENTAL
Cash Grain/General Farm

Ownership

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

Legal

1-101-2
PT W1/2 E1/2 26-31-6 112.17A



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
02/03/1988	HARMAN NORMAN G	0	WD	/	\$0	I
07/24/1986	DENNY PARKS	0	WD	/	\$0	I
08/08/1979	WALTERS HAROLD	0	WD	/	\$0	I
05/24/1979	SHULL LARRY & THE	0	WD	/	\$0	I
01/01/1900	FITZPATRICK DAVID	0	WD	/	\$0	I

Notes

12/21/2017 SUR: #201709 0604 HARMAN MADGE J REV LIV TRUST 9/18/2017

8/12/2015 REA: 2016 CHANGED GRADE AND EFF YR ON HOUSE. CHANGED CONDITION ON T2 AND T3 PER PICTOMETRY.

8/12/2015 2016: CHANGED GRADE AND EFF YR ON HOUSE. CHANGED CONDITION ON T2 AND T3 PER PICTOMETRY.

12/28/2012 BP: #120305 CARPORT \$695.00 5/7/12. ALSO ADDED TWO OLDER SHEDS PER FIELD INSPECTION

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)
701 E 800 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"/>
\$180,700	Land	\$180,700	\$204,600	\$215,200	\$224,100	\$224,100
\$18,000	Land Res (1)	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
\$159,800	Land Non Res (2)	\$159,800	\$183,700	\$194,600	\$203,500	\$203,500
\$2,900	Land Non Res (3)	\$2,900	\$2,900	\$2,600	\$2,600	\$2,600
\$70,700	Improvement	\$70,700	\$68,800	\$67,500	\$63,100	\$62,900
\$50,700	Imp Res (1)	\$50,700	\$49,300	\$48,400	\$48,100	\$46,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$20,000	Imp Non Res (3)	\$20,000	\$19,500	\$19,100	\$15,000	\$16,400
\$251,400	Total	\$251,400	\$273,400	\$282,700	\$287,200	\$287,000
\$68,700	Total Res (1)	\$68,700	\$67,300	\$66,400	\$66,100	\$64,500
\$159,800	Total Non Res (2)	\$159,800	\$183,700	\$194,600	\$203,500	\$203,500
\$22,900	Total Non Res (3)	\$22,900	\$22,400	\$21,700	\$17,600	\$19,000

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
91	A	CRB	0	0.230000	1.00	\$5,000	\$5,000	\$1,150	0%	0%	1.0000	\$1,150
91	A	MBC	0	0.030000	1.00	\$5,000	\$5,000	\$150	0%	0%	1.0000	\$150
91	A	WLB	0	0.310000	1.00	\$5,000	\$5,000	\$1,550	0%	0%	1.0000	\$1,550
4	A	BC	0	10.430000	1.19	\$1,610	\$1,916	\$19,984	0%	0%	1.0000	\$19,980
4	A	BP	0	11.340000	0.85	\$1,610	\$1,369	\$15,524	0%	0%	1.0000	\$15,520
4	A	CLB	0	16.010000	0.51	\$1,610	\$821	\$13,144	0%	0%	1.0000	\$13,140
4	A	CRA	0	2.360000	1.02	\$1,610	\$1,642	\$3,875	0%	0%	1.0000	\$3,880
4	A	GF	0	5.240000	0.94	\$1,610	\$1,513	\$7,928	0%	0%	1.0000	\$7,930
4	A	MBC	0	3.040000	0.64	\$1,610	\$1,030	\$3,131	0%	0%	1.0000	\$3,130
4	A	RE	0	17.600000	1.28	\$1,610	\$2,061	\$36,274	0%	0%	1.0000	\$36,270
4	A	WLB	0	38.820000	0.89	\$1,610	\$1,433	\$55,629	0%	0%	1.0000	\$55,630
4	A	WLC2	0	0.030000	0.77	\$1,610	\$1,240	\$37	0%	0%	1.0000	\$40
4	A	WT	0	1.760000	1.11	\$1,610	\$1,787	\$3,145	0%	0%	1.0000	\$3,150
6	A	CLB	0	0.730000	0.51	\$1,610	\$821	\$599	-80%	0%	1.0000	\$120

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
13 HOUSE RENTALS

Characteristics

Topography Flood Hazard

Public Utilities ERA

Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage
Other

Land Computations

Calculated Acreage	112.17
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	112.17
81 Legal Drain NV	0.00
82 Public Roads NV	0.25
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.57
Total Acres Farmland	110.35
Farmland Value	\$159,820
Measured Acreage	110.35
Avg Farmland Value/Acre	1448
Value of Farmland	\$159,790
Classified Total	\$0
Farm / Classified Value	\$159,800
Homesite(s) Value	\$18,000
91/92 Value	\$2,900
Supp. Page Land Value	
CAP 1 Value	\$18,000
CAP 2 Value	\$159,800
CAP 3 Value	\$2,900
Total Value	\$180,700

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
6	A	GF	0	0.180000	0.94	\$1,610	\$1,513	\$272	-80%	0%	1.0000	\$50
6	A	OTB	0	0.240000	0.60	\$1,610	\$966	\$232	-80%	0%	1.0000	\$50
6	A	RE	0	0.080000	1.28	\$1,610	\$2,061	\$165	-80%	0%	1.0000	\$30
6	A	WLB	0	1.460000	0.89	\$1,610	\$1,433	\$2,092	-80%	0%	1.0000	\$420
6	A	WLC2	0	0.670000	0.77	\$1,610	\$1,240	\$831	-80%	0%	1.0000	\$170
71	A	CRB	0	0.030000	1.02	\$1,610	\$1,642	\$49	-40%	0%	1.0000	\$30
71	A	WLB	0	0.330000	0.89	\$1,610	\$1,433	\$473	-40%	0%	1.0000	\$280
82	A		0	0.2500	1.00	\$1,610	\$1,610	\$403	-100%	0%	1.0000	\$00

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 11 1 story older
Finished Area 856 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	180	\$8,900
Porch, Enclosed Frame	220	\$10,300

Plumbing

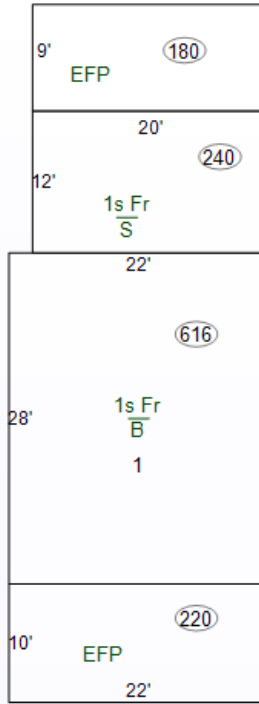
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accomodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

No Heat, Wall



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	856	856	\$65,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	616	0	\$19,100	
Crawl				
Slab	240	0	\$0	
Total Base			\$84,400	

Adjustments 1 Row Type Adj. x 1.00

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	1:856 (\$4,400)
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$80,000

Sub-Total, 1 Units

Exterior Features (+)	\$19,200	\$99,200
Garages (+) 0 sqft	\$0	\$99,200
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.92	
Replacement Cost		\$73,011

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	1930	1975	43 A		0.92		1,472 sqft	\$73,011	38%	\$45,270	0%	100%	1.12 1.0000	\$50,700

General Information

Occupancy Silo
 Description Silo R 02
 Story Height 0
 Style N/A
 Finished Area
 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
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Plumbing

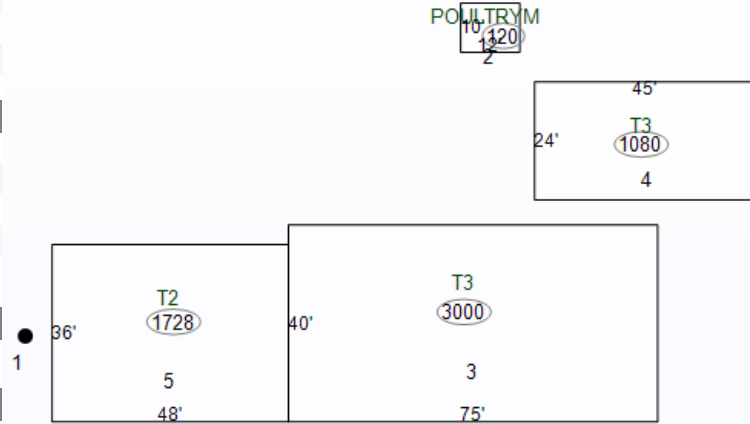
TF

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
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Cost Ladder

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

Adjustments

Row Type	Adj.
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)	
Location Multiplier	0.92
Replacement Cost	\$2,180

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: Silo R 02	0%	1	SV	E-1	1950	1950	68 VP		0.92		10' x 30'		85%		0%	100%	1.12	1.0000	\$0
2: Poultry House	0%	1	Wood Frame	D	1930	1930	88 F	\$27.90	0.92	\$27.90	120 sqft	\$2,464	70%	\$740	0%	100%	1.12	1.0000	\$800
3: Barn, Pole (T3) R 02	0%	1	T3AW	D	1954	1954	64 F	\$11.53	0.92	\$9.15	0' x 0' x 14'	\$20,196	70%	\$6,060	25%	100%	1.12	1.0000	\$5,100
4: Barn, Pole (T3) R 02	0%	1	T31SO	D	1950	1950	68 A	\$14.03	0.92	\$10.32	0' x 0' x 14'	\$8,204	65%	\$2,870	25%	100%	1.12	1.0000	\$2,400
5: Barn, Bank & Flat (T2)	0%	2		D	1953	1953	65 A	\$47.90	0.92	\$39.20	0' x 0' x 16'	\$49,860	65%	\$17,450	40%	100%	1.12	1.0000	\$11,700