

43-11-09-300-014.000-032

VOLKERS JACK CHARLES & CH

413 S SCOTT ST

447, Office Bldg (1 or 2 Story)

COMM WARSAW MISC/408

1/2

General Information

Parcel Number
43-11-09-300-014.000-032
Local Parcel Number
0471102985

Tax ID:

Routing Number
004-047-223

Property Class 447
Office Bldg (1 or 2 Story)

Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 408500-032
COMM WARSAW MISC

Section/Plat
9-32-6

Location Address (1)
413 S SCOTT ST
WARSAW, IN 46580

Zoning
R-2 RESIDENCE DISTRICT (WAR

Subdivision
Bosses Add

Lot
21

Market Model
WARSAW COMM MISC

Characteristics

Topography Flood Hazard
Level

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2026

Ownership

VOLKERS JACK CHARLES & CHRIST
E S VOLKERS TIC C/O MINERAL SPR
313 N COLFAX ST
WARSAW, IN 46580

Legal

4-47-223
N 1/2 LOT 21 BOSS 2ND ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/28/2005 to 01/01/1900.

Notes

1/20/2026 2026: 2026 ADJ MRKT FACTOR DUE TO COST SCHEDULE UPDATES
11/19/2015 REA: 2016 CHANGED FENCE TO PLANK PER PICTOMETRY
1/29/2009 COMM: THE VOLKERS GROUP
1/29/2009 MEM: 1999 RESIDENCE BEING USED FOR BUSINESS. ADDED PAVING, A/C AND REMOVED ATTIC- PULL DOWN STAIRS
2007 FIRE DAMAGE \$15,000 8/31/06 - ALL WORK COMPLETE, FULL BATH NOW 1/2 BATH

Valuation Records

Table with columns: Assessment Year (2026-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.18), Actual Frontage (70), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 84 Solar Energy Land (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 (\$0), CAP 2 Value (\$0), CAP 3 Value (\$42,700), Total Value (\$42,700).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1
 Style 40 newer 1 st 1961-20
 Finished Area 1216 sqft
 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
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Plumbing

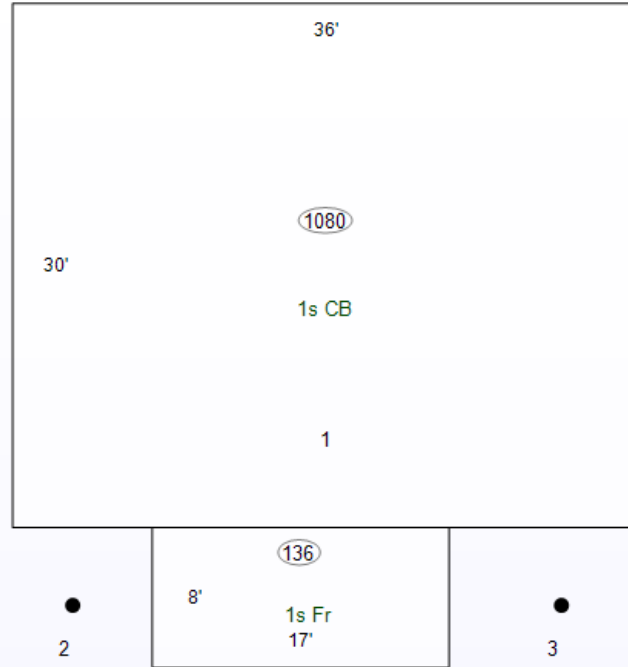
	#	TF
Full Bath	0	0
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	0	0
Add Fixtures	1	1
Total	2	3

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	4	1216	1216	\$146,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

		Total Base	\$146,800
Adjustments	1 Row Type Adj. x 1.00		\$146,800
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)		1:1216	\$4,500
No Elec (-)			\$0
Plumbing (+ / -)		3 - 5 = -2 x \$0	(\$2,800)
Spec Plumb (+)			\$0
Elevator (+)			\$0

Sub-Total, One Unit		\$148,500
Sub-Total, 1 Units		
Exterior Features (+)	\$0	\$148,500
Garages (+) 0 sqft	\$0	\$148,500
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.92
Replacement Cost		\$116,127

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Concrete	D+1	1952	1975	51 A		0.92		1,216 sqft	\$116,127	45%	\$63,870	0%	100%	1.000	0.900	0.00	0.00	100.00	\$57,500
2: Fencing	1	Plank	C	2001	2001	25 A	\$25.07	0.92	\$23.06	47' x 6'	\$1,084	80%	\$220	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200
3: Paving	1	Asphalt	C	1998	1998	28 A	\$2.87	0.92	\$2.64	2,755 sqft	\$7,274	80%	\$1,450	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500