

43-08-28-100-757.000-023

POUCHER NICOLE

BARBEE RD

499, Other Commercial Structures

COMM TIPPY FRONT FOO

General Information

Parcel Number
43-08-28-100-757.000-023

Local Parcel Number
0571102201

Tax ID:

Routing Number
005-109-151

Ownership

POUCHER NICOLE
28 EMS B51A LN
WARSAW, IN 46582

Legal

5-109-151
PT E 1/2 NE 28-33-7 .10A

Property Class 499
Other Commercial Structures



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/31/2023	POUCHER NICOLE	2023101163	WD	/	\$0	
09/30/2005	FRANCIS WILLIAM R		WD	/		
09/30/2005	ARTHUR JOHN W JR		WD	/		
09/28/2005	ALLEN MARVIN R		WD	/		
03/24/2005	N/T INCORRECT LEG		NA	/		
03/18/2005	ALLEN MARVIN R		WD	/		

Notes

10/2/2024 REA: 2025 CORRECTED USE FROM T3 TO DETGAR & CORRECTED LAND, GAVE INFLU FACTOR VISIT ON 09/30/2024

12/13/2023 2024: 2024 REMOVED CONC PAVING PER FIELD CHECK ON 12/05/2023.

4/17/2014 2014: CHANGED RES FF LOT TO A COMMERCIAL FF LOT

2/20/2006 COMM: JOT EM DOWN STORE PARKING

Year: 2026

Location Information

County
Kosciusko

Township
TIPPECANOE

District 023 (Local 023)
TIPPECANOE TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 518600-023
COMM TIPPY FRONT FOOT

Section/Plat
28-33-7

Location Address (1)
BARBEE RD
LEESBURG, IN 46538

Commercial

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
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"/>
Land	\$22,300	\$22,300	\$14,200	\$14,200	\$14,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$22,300	\$22,300	\$14,200	\$14,200	\$14,200
Improvement	\$15,800	\$9,800	\$7,000	\$7,100	\$7,100
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$15,800	\$9,800	\$7,000	\$7,100	\$7,100
Total	\$38,100	\$32,100	\$21,200	\$21,300	\$21,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$38,100	\$32,100	\$21,200	\$21,300	\$21,300

Land Data (Standard Depth: Res 132', CI 200' Base Lot: Res 100' X 132', CI 100' X 132')

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
Fci	F		66	66x66	0.57	\$425	\$242	\$15,972	0%	1.3970	0.00	0.00	100.00	\$22,310

Zoning
COMMERCIAL COMMERCIAL

Subdivision

Lot

Market Model
TIPPY

Characteristics

Topography Level

Flood Hazard

Public Utilities ERA

Sewer, Gas, Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2025

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage	0.10
Actual Frontage	66
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.10
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	0.10
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	\$22,300
Total Value	\$22,300

General Information

Occupancy Detached Garage
 Description Detached Garage
 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

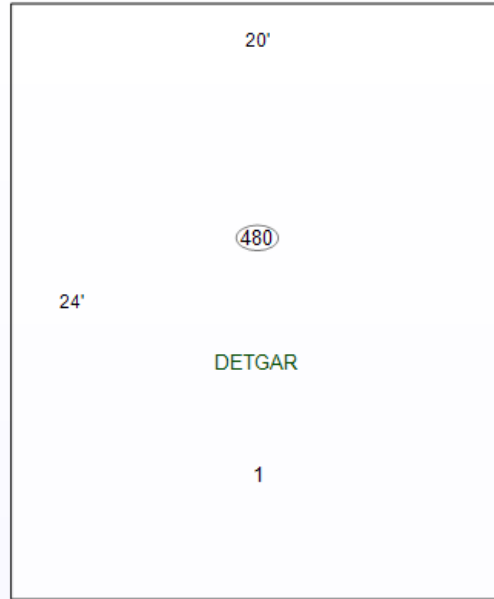
Plumbing

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)		1.00
Location Multiplier		0.92
Replacement Cost		\$20,941

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: Detached Garage	1	Pole	C	1993	1993	33 A	\$47.42	0.92	\$43.63	20'x24'	\$20,941	26%	\$15,500	0%	100%	1.000	1.000	0.00	0.00	100.00	\$15,500
2: Paving	1	Crushed	C	1993	1993	33 A	\$0.94	0.92	\$0.86	1,939 sqft	\$1,677	80%	\$340	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300