

43-08-28-100-295.000-023

POUCHER NICOLE

3774 N BARBEE RD

428, Convenience Market

COMM TIPPY FRONT FOO

1/2

General Information

Parcel Number
43-08-28-100-295.000-023

Local Parcel Number
0571102203

Tax ID:

Routing Number
005-109-139

Property Class 428
Convenience Market

Ownership

POUCHER NICOLE
28 EMS B51A LN
WARSAW, IN 46582

Legal

5-109-139
LOT 2 & N 1/2 OF LOT 4 BARBEE VILLA & TR W
OF LOT 2 0.13A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/31/2023	POUCHER NICOLE	2023101163	WD	/	\$214,500	
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	/	\$95,000	

Notes

10/2/2024 REA: 2025 ADJ EFF AGE, MRKT FACTOR & USE PER SITE VISIT ON 09/30/2024 CORRECTED NEIGHBORHOOD

3/15/2024 2024: 2024 RES REMOVED PER 1/2/24 FIELD CHECK. CHANGED PROP CLASS & CHANGED LAND TO COMM CORRECTED MARKET MODEL--JS

5/26/2020 REA: 2021 ADJUSTED EFF YEAR OF RES PER PICTOMETRY, REMOVED CANOPY, ADDED SHED AT BACK OF STORE (DD)

ADDED LAUNDRY SINK PER QUESTIONNAIRE

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



Commercial

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)
3774 N BARBEE RD
WARSAW, IN 46582

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	\$34,100	\$34,100	\$45,000	\$40,500	\$40,500
Land Res (1)	\$0	\$0	\$0	\$11,900	\$11,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$34,100	\$34,100	\$45,000	\$28,600	\$28,600
Improvement	\$122,900	\$117,300	\$28,800	\$109,300	\$98,300
Imp Res (1)	\$0	\$0	\$1,800	\$81,700	\$70,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$122,900	\$117,300	\$27,000	\$27,600	\$27,500
Total	\$157,000	\$151,400	\$73,800	\$149,800	\$138,800
Total Res (1)	\$0	\$0	\$1,800	\$93,600	\$82,700
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$157,000	\$151,400	\$72,000	\$56,200	\$56,100

10/1/2013 COMM: JOT EM DOWN STORE

9/30/2013 2014: COMBINED 0571102202 TO THIS PARCEL

9/30/2013 COMB: 2014 COMBINED 0571102202 TO THIS PARCEL

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		34	34x84	0.64	\$425	\$272	\$9,248	0%	1.3970	0.00	0.00	100.00	\$12,920
Fci	F		66	66x63	0.54	\$425	\$230	\$15,180	0%	1.3970	0.00	0.00	100.00	\$21,210

Zoning
COMMERCIAL COMMERCIAL

Subdivision
Barbee Villa

Lot
2,4

Market Model
TIPPY

Characteristics

Topography **Flood Hazard**
Level, Low

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	0.16
Actual Frontage	100
Developer Discount	<input type="checkbox"/>
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	\$34,100
Total Value	\$34,100

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(176')
Heating	1920 sqft
A/C	1920 sqft
Sprinkler	

Plumbing RES/CI

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

GCK Adjustments

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

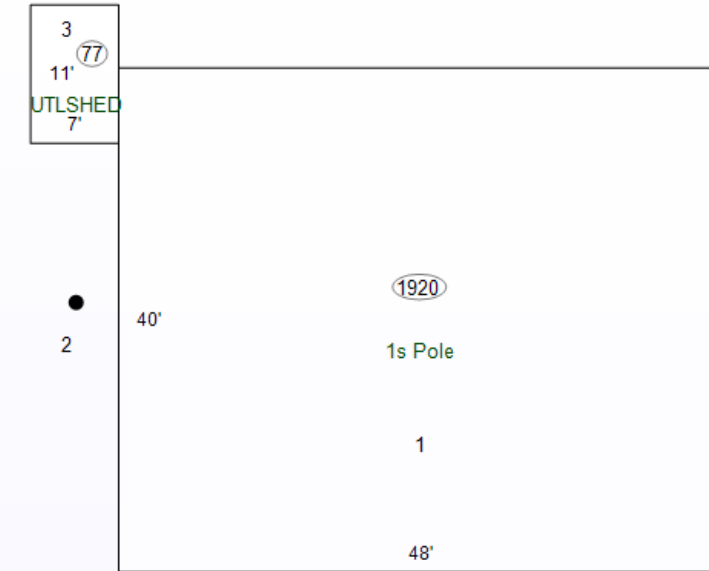
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	1920 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	176'
PAR	9
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	10'
Base Rate	\$152.68
Frame Adj	(\$16.29)
Wall Height Adj	(\$15.08)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$121.31
BPA Factor	1.00
Sub Total (rate)	\$121.31
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$121.31
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$232,915

Building Computations

Sub-Total (all floors)	\$232,915	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$239,455
Plumbing	\$6,540	Quality (Grade)	1.00
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$0	Repl. Cost New	\$220,299
Exterior Features	\$0	Total (Use)	\$232,915

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: C/I Building	1	Pole	C	1984	1999	27 A		0.92		1,920 sqft	\$220,299	52%	\$105,740	0%	100%	1.000	1.150	0.00	0.00	100.00	\$121,600
2: Paving CS	1	Crushed	C	1984	2023	3 A	\$0.94	0.92	\$0.86	730 sqft	\$631	40%	\$380	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
3: Utility Shed	1		C	1990	1990	36 A	\$35.10	0.92	\$32.29	7'x11'	\$2,486	65%	\$870	0%	100%	1.000	1.000	0.00	0.00	100.00	\$900