

85-11-25-400-027.000-003

WINTERS ROBERT J & SALLY J

5984 E BLUE STAR HWY

511, 1 Family Dwell - Unplatted (0 to 9.9

LAGRO TWP

General Information

Parcel Number 85-11-25-400-027.000-003
Local Parcel Number 0020175200

Tax ID:

Routing Number 25.16.1

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information

County Wabash

Township LAGRO TOWNSHIP

District 003 (Local 003)
LAGRO TOWNSHIP

School Corp 8050
M.S.D. WABASH COUNTY

Neighborhood 8503510-003
LAGRO TWP

Section/Plat 25

Location Address (1)
5984 E BLUE STAR HWY
LAGRO, IN 46941

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities ERA
Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026

Review Group 2026

Ownership

WINTERS ROBERT J & SALLY J
5984 E BLUE STAR HWY
LAGRO, IN 46941

Legal

PT SE 1/4 25-28-7 4.99AC



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/06/2000 WINTERS ROBERT J and 01/01/1900 WEESNER JACK W &

Notes

8/11/2025 RP: Reassessment Packet 2026

Res

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-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

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. Rows for lots 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (4.99), Actual Frontage (0), Developer Discount, Parcel Acreage (4.99), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.89), 83 UT Towers NV (0.00), 84 Solar Energy Land (0.00), 9 Homesite (1.00), 91/92 Acres (3.10), 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 (\$18,000), 91/92 Value (\$15,500), Supp. Page Land Value, CAP 1 Value (\$18,000), CAP 2 Value (\$15,500), CAP 3 Value (\$0), Total Value (\$33,500).

Data Source Estimated

Collector 07/22/2025 JS

Appraiser 07/22/2025 JS

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style N/A
Finished Area 2503 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
Porch, Enclosed Frame	112	\$10,000
Porch, Open Frame	108	\$5,600
Porch, Open Frame	24	\$2,600
Porch, Open Frame	56	\$3,600

Plumbing

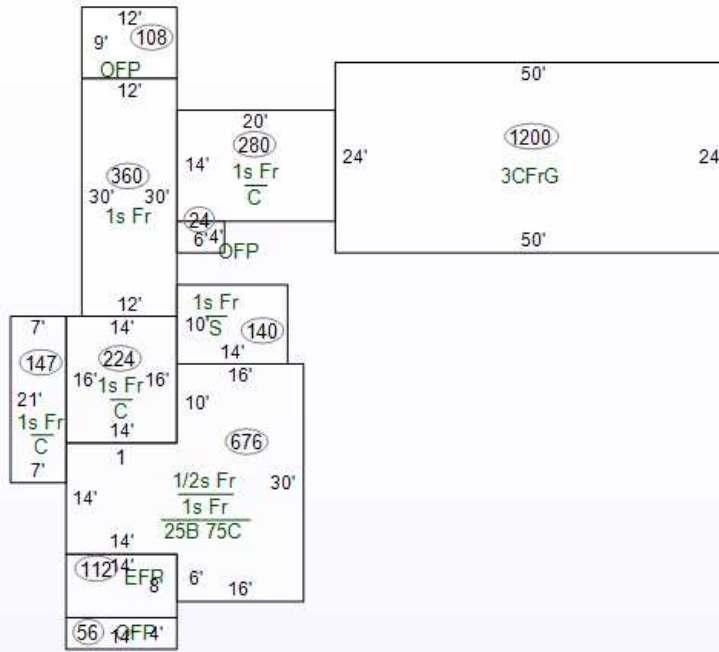
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1827	1827	\$196,100	
2					
3					
4					
1/4					
1/2	1Fr	676	676	\$50,600	
3/4					
Attic					
Bsmt		169	0	\$24,900	
Crawl		1158	0	\$7,400	
Slab		140	0	\$0	
Total Base				\$279,000	

Adjustments 1 Row Type Adj. x 1.00 \$279,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$1,400 = \$4,200
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$283,200

Sub-Total, 1 Units

Exterior Features (+)	\$21,800	\$305,000
Garages (+) 1200 sqft	\$49,000	\$354,000
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.91	
Replacement Cost	\$322,140	

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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 R 01	1 1/2	Wood Fr	C	1916	1950	76	G			0.91		2,672 sqft	\$322,140	40%	\$193,280	0%	100%	1.220	1.000	100.00	0.00	0.00	\$235,800
2: Utility Shed	1		C	1992	1992	34	A		\$27.24	0.91	\$24.79	12'x12'	\$3,570	65%	\$1,250	50%	100%	1.000	1.000	100.00	0.00	0.00	\$600