

57-03-31-200-096.000-006

BRANSFIELD PEGGY A

5303 W 650 N

511, 1 Family Dwell - Unplatted (0 to 9.9

Elkhart Twp Diamond Lk N

General Information

Parcel Number 57-03-31-200-096.000-006
Local Parcel Number 03-100320-00

Tax ID: 03-100320-00

Routing Number 57-03-31-200-096-000-006

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

Year: 2026

Location Information

County Noble

Township ELKHART TOWNSHIP

District 006 (Local 003) ELKHART TOWNSHIP

School Corp 6065 WEST NOBLE

Neighborhood 0650500 Elkhart Twp Diamond Lk NW Pt

Section/Plat 031

Location Address (1) 5303 W 650 N WAWAKA, IN 46794

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, May 7, 2026

Review Group 2026

Ownership

BRANSFIELD PEGGY A
5303 W 650 N
WAWAKA, IN 46794

Legal

DIAMOND LAKE PIKE CLUB # 3
PT W 1/2 SE 1/4 SEC 31 .061A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows show transactions from 11/25/2025 and 01/08/2002.

Notes

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2024 and 2025.

Land Data (Standard Depth: Res 132', CI 100' Base Lot: Res 73' X 132', 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. Row shows data for 9rr A.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.06), Actual Frontage (0), Developer Discount, Parcel Acreage (0.06), 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 (0.06), 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 (\$25,200), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$25,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$25,200).

Data Source Aerial

Collector

Appraiser 05/19/2025 JB

General Information

Occupancy Single-Family
Description SINGLE-FAMILY RES
Story Height 2
Style N/A
Finished Area 1440 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
Wood Deck	248	\$4,900
Porch, Open Frame	120	\$6,700
Porch, Open Frame	210	\$9,400
Patio, Concrete	60	\$400
Wood Deck	60	\$1,400

Plumbing

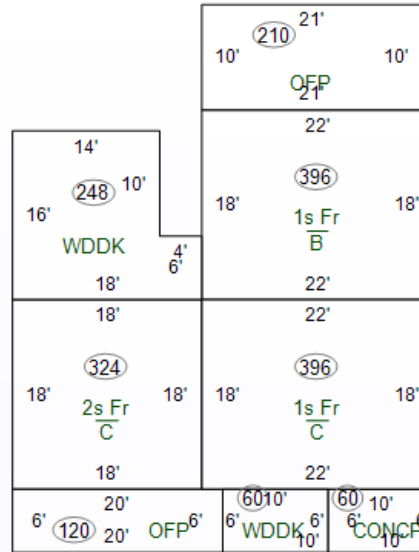
TF
Full Bath 2 6
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 4 8

Accommodations

Bedrooms 3
Living Rooms
Dining Rooms
Family Rooms
Total Rooms 5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1116	1116	\$138,800	
2	1Fr	324	324	\$40,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		396	0	\$33,100	
Crawl		720	0	\$5,900	
Slab					

Total Base \$217,800

Adjustments 1 Row Type Adj. x 1.00 \$217,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	2:324 1:1116	\$6,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$1,400	\$4,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$228,200

Sub-Total, 1 Units

Exterior Features (+)	\$22,800	\$251,000
Garages (+) 0 sqft	\$0	\$251,000
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.96

Replacement Cost \$204,816

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 RESIDE	2	Wood Fr	D+1	1930	1960	66 A		0.96		1,836 sqft	\$204,816	47%	\$108,550	0%	100%	1.120	1.000	100.00	0.00	0.00	\$121,600
2: Car Shed1	1		E	2004	2004	22 F	\$10.10	0.96	\$1.70	20'x20'	\$679	45%	\$370	0%	100%	1.000	1.000	100.00	0.00	0.00	\$400
3: Utility Shed1	1		D-1	2002	2002	24 F	\$35.10	0.96	\$23.59	8'x10'	\$1,887	60%	\$750	70%	100%	1.000	1.000	100.00	0.00	0.00	\$200