

General Information

Parcel Number 43-07-23-100-032.000-016

Local Parcel Number 2970200550

Tax ID:

Routing Number 029-089-054

Property Class 540 Mobile or Manufactured Home - Plat

Year: 2026

Location Information

County Kosciusko

Township PLAIN

District 016 (Local 016) PLAIN TOWNSHIP

School Corp 4415 WARSAW COMMUNITY

Neighborhood 2900600-016 PINES

Section/Plat 23-33-6

Location Address (1) 2728 E EVERGREEN DR WARSAW, IN 46582

Zoning RESIDENTIAL RESIDENTIAL

Subdivision The Pines

Lot 32

Market Model Manufactured Homes Northern

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Friday, March 20, 2026

Review Group 2025

Ownership

SITTS BILLY E SR & RUTHIE J REV LIV TRUST 2728 E EVERGREEN DR WARSAW, IN 46582

Legal

29-89-54 LOT 32 THE PINES



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 11/23/2009 to 08/29/2006 and owners like SITTS BILLY E SR & RUT, CHASE HOME FINAN, GARVER MICHELLE, OUSLEY BRANDON J.

Notes

3/3/2026 2026: 2026 REMOVED MARKET ADJ FROM AG BUILDINGS
5/19/2020 REA: 2021 CORRECTED DIMENSIONS OF LEANTO PER PICTOMETRY
8/19/2016 REA: 2017 PAY 2018 PRICED WDDK IN WITH HOUSE, REMOVED 8X8 UTL SHED & ADDED LEAN-TO PER PICTOMETRY
6/26/2013 MH: MARKET MODEL: MANUFACTURED HOMES
3/20/2012 MEM: 2009 BELLY E SR & RUTHIE J SITTS TRUSTEES

2/3/2012 MH: 2012 CHANGED MH TO 1SFR PER STATE DIRECTIVE

11/18/2008 AFF: TO TRANSFER MH TO REAL ESTATE 1997 FAIRMONT S/N RAD1009149 & RAD1009150

11/18/2008 MEM: ADDED 12X16 WD DECK PER PHOTO 2007

Valuation Records

Table with columns: Assessment Year (2026-2022), Reason For Change (AA), As Of Date (01/01/2026-2022), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), Land (\$31,200-\$19,200), Improvement (\$137,300-\$94,100), Total (\$168,500-\$113,300).

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 102' X 170', CI 102' X 170')

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. Rows include Calculated Acreage (0.51), Actual Frontage (60), Developer Discount (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 (\$31,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$31,200).

Data Source N/A

Collector

Appraiser

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1431 sqft
Make	

**Floor Finish**

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

**Exterior Features**

Description	Area	Value
Wood Deck	192	\$4,000

**Plumbing**

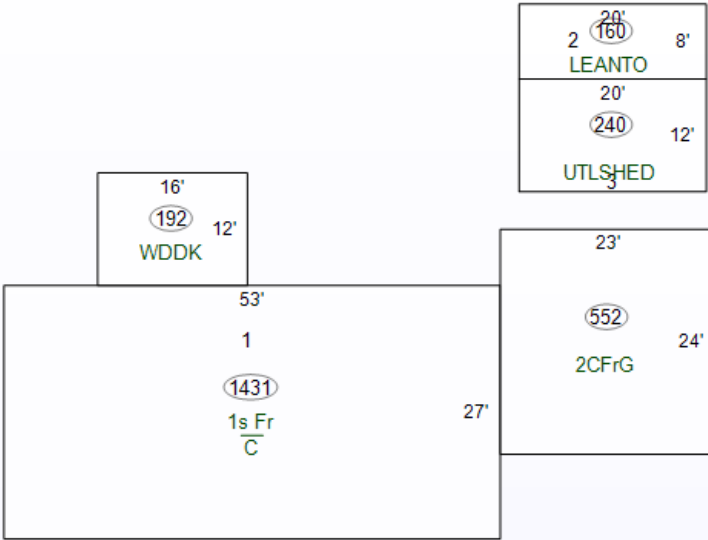
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
<b>Total</b>	<b>5</b>	<b>9</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	
Family Rooms	
<b>Total Rooms</b>	<b>8</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
Bath Tub With Jets	1	\$2,500

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1431	1431	\$163,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1431	0	\$8,400	
Slab				

**Total Base** \$171,500

**Adjustments 1 Row Type Adj. x 1.00** \$171,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1431	\$4,500
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$1,400	\$5,600
Spec Plumb (+)		\$2,500
Elevator (+)		\$0

**Sub-Total, One Unit** \$184,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$4,000	\$188,100
Garages (+) 552 sqft	\$25,000	\$213,100
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$156,842</b>

**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	Wood Fr	D	1997	1997	29 A		0.92		1,431 sqft	\$156,842	28%	\$112,930	0%	100%	1.090	1.080	100.00	0.00	0.00	\$132,900
2: Lean-To	1	Earth Flo	C	2012	2012	14 A	\$10.59	0.92		8'x20' x 7'	\$1,559	30%	\$1,090	0%	100%	1.000	1.080	100.00	0.00	0.00	\$1,200
3: Utility Shed	1		C	2009	2009	17 A	\$24.58	0.92	\$22.61	12'x20'	\$5,427	50%	\$2,710	0%	100%	1.090	1.080	100.00	0.00	0.00	\$3,200