


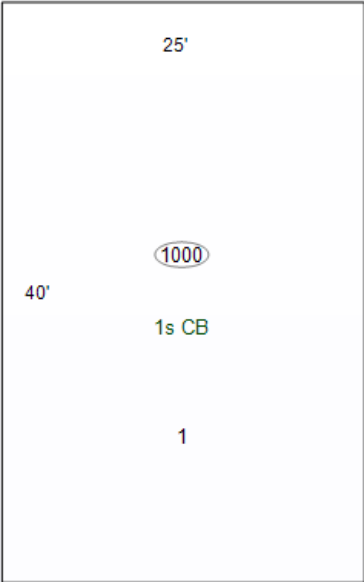
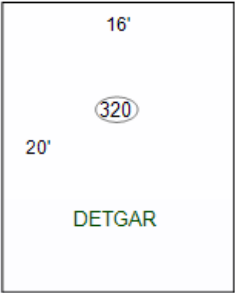
43-11-10-300-656.000-032			JOHNSON KENNETH & LAURIE			2509 E CENTER ST			401, 4 to 19 Family Apartments					WARSAW 5 APARTMENTS			1/4		
General Information			Ownership			Transfer of Ownership											Notes		
Parcel Number 43-11-10-300-656.000-032			JOHNSON KENNETH & LAURIE 404 W LIBERTY AVE BOURBON, IN 46504			Date	Owner		Doc ID	Code	Book/Page	Adj Sale Price	V/I		12/2/2015 REA: 2016 REMEASURED CS PAVING PER PICTOMETRY, REMOVED OBSOL				
Local Parcel Number 0471103048						09/13/2007	JOHNSON KENNETH			WD	/	\$500,000	I		12/2/2015 2016: REMEASURED CS PAVING PER PICTOMETRY, REMOVED OBSOL				
Tax ID:						08/31/2001	ENGEL DONALD E &			WD	/	\$0	I		4/30/2015 2015: 2015 CHANGED UNITS TO 14				
Routing Number 004-051-043			Legal 4-51-43 TRCT N & W PT NE CENTER ST 10-32-6 1.13A			06/01/1987	ENGEL DONALD E &		0	WD	/	\$0	I		7/9/2013 CE: BEFORE ROLLOVER 2013 HOUSE ENROLLED ACT 1545 REMOVED FOOTPRINT ON LAND FOR PURPOSES OF THE CIRCUIT BREAKER CREDIT - ALL COMMON LAND OUTSIDE THE FOOTPRINT OF THE BUILDING AND ALL COMMON IMPROVEMENTS WILL NOW BE CAP 2 INSTEAD OF CAP 3				
Property Class 401 RENTAL 4 to 19 Family Apartments						Commercial											5/7/2010 BP: 2010 #10911 3/30/09 5700 ELECTRICAL UPGRADE		
Year: 2018			Valuation Records (Work In Progress values are not certified values and are subject to change)														11/17/2009 CE: 2009 ADJUSTED ALLOCATIONS FOR CAP RATE 2010 CONVERSION ERROR, PLUMBING MISCALCULATED, A/C		
Location Information			2018		Assessment Year		2018		2017		2016		2015		2014		11/17/2009 COMM: HART MOTEL - 14 UNITS		
County Kosciusko			WIP		Reason For Change		AA		AA		AA		AA		AA				
Township WAYNE TOWNSHIP			03/01/2018		As Of Date		01/01/2018		01/01/2017		01/01/2016		03/01/2015		03/01/2014				
District 032 (Local 032 ) WARSAW CITY-WAYNE TOWNSH			Indiana Cost Mod		Valuation Method		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod				
School Corp 4415 WARSAW COMMUNITY			1.0000		Equalization Factor		1.0000		1.0000		1.0000		1.0000		1.0000				
Neighborhood 408405-032 WARSAW 5 APARTMENTS					Notice Required		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				
Section/Plat 10-32-6			\$36,300		Land		\$36,300		\$36,300		\$36,300		\$36,300		\$36,300				
Location Address (1) 2509 E CENTER ST WARSAW, IN 46580			\$0		Land Res (1)		\$0		\$0		\$0		\$0		\$0				
Zoning C-3 ARTERIAL ARTERIAL COMM			\$36,300		Land Non Res (2)		\$36,300		\$36,300		\$36,300		\$36,300		\$36,300				
Subdivision			\$0		Land Non Res (3)		\$0		\$0		\$0		\$0		\$0				
Lot			\$182,500		Improvement		\$182,500		\$210,000		\$206,200		\$190,300		\$217,100				
Market Model RENTAL 5 PLUS			\$0		Imp Res (1)		\$0		\$0		\$0		\$0		\$0				
Characteristics			\$182,500		Imp Non Res (2)		\$182,500		\$210,000		\$206,200		\$190,300		\$217,100				
Topography Rolling			\$0		Imp Non Res (3)		\$0		\$0		\$0		\$0		\$0				
Public Utilities All			\$218,800		Total		\$218,800		\$246,300		\$242,500		\$226,600		\$253,400				
Streets or Roads Paved			\$0		Total Res (1)		\$0		\$0		\$0		\$0		\$0				
Neighborhood Life Cycle Stage Other			\$218,800		Total Non Res (2)		\$218,800		\$246,300		\$242,500		\$226,600		\$253,400				
Printed Wednesday, April 18, 2018			\$0		Total Non Res (3)		\$0		\$0		\$0		\$0		\$0				
Review Group 2016			Land Data (Standard Depth: Res 132', CI 132')														Land Computations		
Data Source N/A			Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value		Calculated Acreage 1.13		
Collector			11	A		0	0.6100	1.00	\$56,200	\$56,200	\$34,282	-29%	0%	1.0000	\$24,340		Actual Frontage 0		
Appraiser			13	A		0	0.5200	1.00	\$23,000	\$23,000	\$11,960	0%	0%	1.0000	\$11,960		Developer Discount <input type="checkbox"/>		
																	Parcel Acreage 1.13		
																	81 Legal Drain NV 0.00		
																	82 Public Roads NV 0.00		
																	83 UT Towers NV 0.00		
																	9 Homesite 0.00		
																	91/92 Acres 0.00		
																	Total Acres Farmland 1.13		
																	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 \$36,300		
																	CAP 3 Value \$0		
																	Total Value \$36,300		

General Information			
Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building C 02	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type			
1(130')			
Heating			
A/C			
Sprinkler			

Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks		0		0	GCK Adjustments		
Water Heaters		0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	4	4	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	4	4	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value



Floor/Use Computations	
Pricing Key	GCM
Use	UTLSTOR
Use Area	1000 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	130'
PAR	13
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	8'
Base Rate	\$87.73
Frame Adj	(\$11.68)
Wall Height Adj	(\$9.18)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$66.87
BPA Factor	1.00
Sub Total (rate)	\$66.87
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$1.06)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$65.81
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$65,810

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$65,810	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$72,210
Plumbing	\$6,400	Quality (Grade)	\$50,548
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$0	Repl. Cost New	\$46,503
Exterior Features	\$0		

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: C/I Building C 02	0%	1	Concrete Block	D-1	1960	1960	58	A		0.92		1,000 sqft	\$46,503	80%	\$9,300	0%	100%	1.00	1.0600	\$9,900
2: Detached Garage C 02	0%	1	Wood Frame	D	1956	1956	62	A	\$38.22	0.92	\$38.22	16'x20'	\$9,002	47%	\$4,770	0%	100%	1.00	1.0600	\$5,100



