

43-07-14-400-812.000-016

General Information

Parcel Number
43-07-14-400-812.000-016

Local Parcel Number
2971800701

Tax ID:

Routing Number
029-054-003

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

Year: 2025

Location Information

County
Kosciusko

Township
PLAIN

District 016 (Local 016)
PLAIN TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2906900-016
PLAIN TWP ACREAGE - RES

Section/Plat
14-33-6

Location Address (1)
5998 N 200 E
LEESBURG, In 46538

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
MUP - PLAIN

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Friday, April 11, 2025

Review Group 2025

RICHCREEK DANIEL L & LORI A

Ownership

RICHCREEK DANIEL L & LORI A
5998 N 200 E
LEESBURG, IN 46538

Legal

29-54-3
PT NW NW 14-33-6 4.74A



5998 N 200 E

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/27/1988	RICHCREEK DANIEL	0	WD	/		I
01/01/1900	SCOTT RAY O & ETH		WD	/		I

511, 1 Family Dwell - Unplatted (0 to 9.9

PLAIN TWP ACREAGE - R

1/6

Notes

5/21/2024 REA: 2025 ADDED WDDK TO RES. DREW CONCP IN W/ RES. REDREW POOL & CONC APRON. REMOVED FL CONC. CHANGED OFF TO CNPY/CONC. CHANGED (1) T3 FROM D TO C. PER PICTOMETRY

1/18/2021 BP: 2021 BP# 190758 POOL & CONCP \$ \$45,000 09/10/2019

6/30/2020 REA: 2021 CORRECTED 39X44 T3 DIMENSIONS, ADDED 14X39 LEANTO, CHANGED EFYR ON BOTH TO 1970, CHANGED COND OF 30X44 T3 TO AVERAGE, CORRECTED HEIGHT ON T3'S, CHANGED 12X16 CONC TO WDDK PER PICTOMETRY & PICTURES -CS REMEASURED PAVING PER PICTOMETRY -KP. ADDED 1 FP OPENING & ADJUSTED PLUMBING COUNT PER QUESTIONNAIRE -SS

1/8/2019 2019: ADDED TWO PAVILLIONS PER PERMIT & MACADAM PAVING PER FIELD CHECK

1/8/2019 BP: 2019 #180323 5/10/18 THREE COVERED PAVILLIONS 5,000 EACH FOR TOTAL OF 15,000
2018 #170647 8/22/2017 EXISTING COMMERCIAL PAVILLION 5,000
2016 #150608 8/11/15 COMM BLDG (WINERY BLDG) 175,000
2009 #080132 3/31/08 AG/ACC BARN ADDITION \$15000

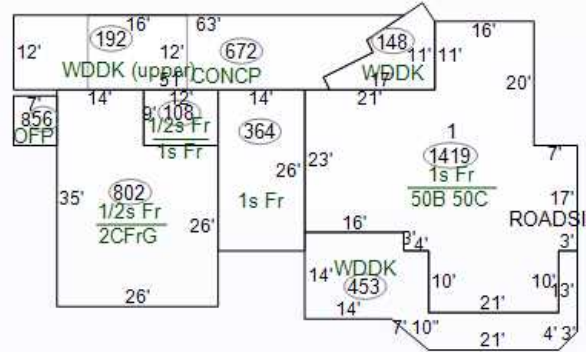
3/5/2018 LLTO: 2019 #2018010988 TIPPY CREEK WINERY
2019 #2018010989 DLR HEATING, COOLING & ELECTRICAL LLC

1/16/2018 2018: ADDED OFF WITH PERMIT,

Land Computations

Calculated Acreage	4.74
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	4.74
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	2.74
Total Acres Farmland	1.00
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	\$30,000
91/92 Value	\$27,400
Supp. Page Land Value	
CAP 1 Value	\$30,000
CAP 2 Value	\$27,400
CAP 3 Value	\$35,100
Total Value	\$92,500

Heat Type
Central Warm Air



	Sub-Total, One Unit	\$249,900
	Sub-Total, 1 Units	
Exterior Features (+)	\$27,500	\$277,400
Garages (+) 802 sqft	\$30,400	\$307,800
Quality and Design Factor (Grade)		1.05
	Location Multiplier	0.90
	Replacement Cost	\$290,871

\$293,900

General Information

Occupancy

Patio (free standing)

Description

CONC APRON

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Wood Shingle

☐ Metal

☐ Other

☐ Asphalt

☐ Slate

☐ Tile

Exterior Features

Description

Area

Value

Patio, Concrete

2018

\$15,700

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr

Base

Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Adjustments

Row Type Adj.

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

\$0

Sub-Total, 1 Units

Exterior Features (+)

\$15,700

\$15,700

Garages (+) 0 sqft

\$0

\$15,700

Quality and Design Factor (Grade)

Location Multiplier

0.90

Replacement Cost

\$14,130

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: CONC APRON	1		C	2020	2020	5 A		0.90		2018 sqft	\$14,130	4%	\$13,560	0%	100%	1.560	1.000	100.00	0.00	0.00	\$21,200
2: Paving	1	Crushed	C	2008	2008	17 A	\$0.54	0.90	\$0.49	3,930 sqft	\$1,910	80%	\$380	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
3: Pool, In Ground	1		C	2020	2020	5 A	\$40.66	0.90	\$43.88	18'x36'	\$28,788	15%	\$24,470	0%	100%	1.560	1.000	100.00	0.00	0.00	\$38,200

Total all pages

\$624,000

Total this page

\$59,800

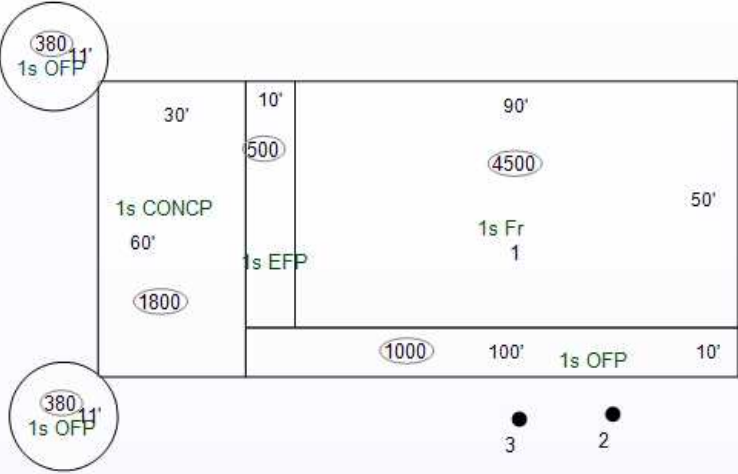
General Information			
Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
Wall Type			
1: 1(280')			
Heating			
4500 sqft			
A/C			
4500 sqft			
Sprinkler			

Plumbing RES/CI				Roofing			
#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal	
Full Bath	0		0	☐ Wood	☐ Asphalt	☐ Slate	
Half Bath	0		0	☐ Other			
Kitchen Sinks	0		0	GCK Adjustments			
Water Heaters	0		0	☐ Low Prof	☐ Ext Sheat	☒ Insulatio	
Add Fixtures	0	10	10	☐ SteelGP	☐ AluSR	☒ Int Liner	
Total	0	0	10	☐ HGSR	☐ PPS	☐ Sand Pnl	

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	500	\$25,700
Porch, Open Frame	1000	\$35,800
Patio, Concrete	1800	\$14,100
Porch, Open Frame	380	\$16,400
Porch, Open Frame	380	\$16,400

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	4500 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	280'
PAR	6
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	11'
Base Rate	\$17.12
Frame Adj	\$0.00
Wall Height Adj	(\$0.94)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$17.12
BPA Factor	1.00
Sub Total (rate)	\$17.12
Interior Finish	\$25.06
Partitions	\$0.00
Heating	\$0.00
A/C	\$2.63
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$2.35
S.F. Price	\$46.22
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$207,976

Building Computations	
Sub-Total (all floors)	\$207,976
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$16,000
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$108,400
Garages	\$0
Fireplaces	\$4,700
Sub-Total (building)	\$337,076
Quality (Grade)	\$1
Location Multiplier	0.90
Repl. Cost New	\$303,368

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	Wood Fr	C	2015	2015	10 A		0.90		4,500 sqft	\$303,368	28%	\$218,420	0%	100%	1.000	1.000	0.00	0.00	100.00	\$218,400
2: Paving	1	Macada	C	2018	2018	7 A	\$0.51	0.90	\$0.46	14,539 sqft	\$6,673	80%	\$1,330	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,300
3: Paving	1	Concrete	C	2016	2016	9 A	\$3.80	0.90	\$3.42	1,005 sqft	\$3,437	42%	\$1,990	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,000

General Information

Occupancy

Barn, Pole (T3)

Description

Barn, Pole (T3)

Story Height

0

Style

N/A

Finished Area

Make

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

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

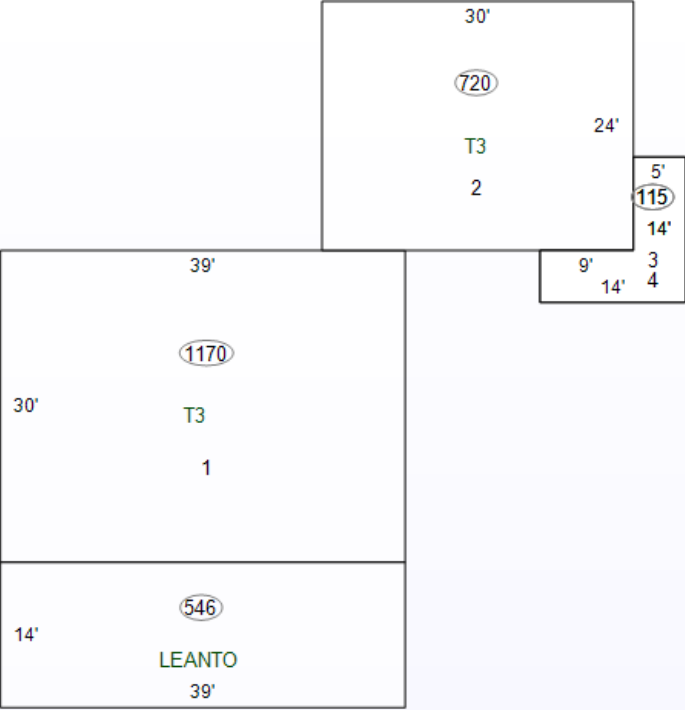
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
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Specialty Plumbing

Description	Count	Value
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Cost Ladder				
Floor	Constr	Base	Finish	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base	
Adjustments	Row Type Adj.

Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit		\$0
Sub-Total, 1 Units		
Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		
Location Multiplier		0.90
Replacement Cost		\$20,425

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: Barn, Pole (T3)	1	T3AW	C	1960	1970	55 A	\$19.40	0.90		1,170 sqft x 14'	\$20,425	65%	\$7,150	25%	100%	1.560	1.000	100.00	0.00	0.00	\$8,400
2: Barn, Pole (T3)	1	T3AWI	C	2008	2008	17 A	\$25.98	0.90		720 sqft x 10'	\$35,116	35%	\$22,830	0%	100%	1.560	1.000	100.00	0.00	0.00	\$35,600
3: CNPY	1		C	2008	2008	17 A		0.90		115 sqft	\$990	16%	\$830	0%	100%	1.560	1.000	100.00	0.00	0.00	\$1,300
4: CONCP	1		C	2008	2008	17 A		0.90		115 sqft	\$900	16%	\$760	0%	100%	1.560	1.000	100.00	0.00	0.00	\$1,200
5: Lean-To	1	Concrete	D	1960	1970	55 A	\$9.69	0.90		546 sqft x 10'	\$3,809	65%	\$1,330	0%	100%	1.560	1.000	100.00	0.00	0.00	\$2,100