General Information

Parcel Number
43-14-16-100-248.000-021

Local Parcel Number
2572600334

Tax ID:

Routing Number
025-045-001.B

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

Year: 2026

Location Information

County
Kosciusko

Township
SEWARD

District 021 (Local 021)
SEWARD TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 2519000-021
SEWARD TWP ACREAGE - RES

Section/Plat
16-31-5

Location Address (1)
6374 S BEAVER DAM RD
CLAYPOOL, IN 46510

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Other

Printed Friday, March 20, 2026
Review Group 2023

Ownership

THOMPSON BILL J & LADONNA R
6374 S BEAVER DAM RD
CLAYPOOL, IN 46510

Legal

25-45-1.B
PT E 1/2 SE NE 16-31-5 2.00A PER CALC

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/21/2017	THOMPSON BILL J &	2017020786	NA	/		I
01/16/2003	THOMPSON BILL J &	2003011244	WD	/	$45,000	I
01/01/1900	NELSON MICHAEL F		WD	/		I

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$29,000**	**$29,000**	**$23,000**	**$23,000**	**$23,000**
Land Res (1)	$22,000	$22,000	$18,000	$18,000	$18,000
Land Non Res (2)	$7,000	$7,000	$5,000	$0	$0
Land Non Res (3)	$0	$0	$0	$5,000	$5,000
Improvement	**$150,400**	**$134,300**	**$126,100**	**$118,800**	**$94,300**
Imp Res (1)	$150,400	$134,300	$126,100	$117,500	$94,000
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$1,300	$300
Total	**$179,400**	**$163,300**	**$149,100**	**$141,800**	**$117,300**
Total Res (1)	$172,400	$156,300	$144,100	$135,500	$112,000
Total Non Res (2)	$7,000	$7,000	$5,000	$0	$0
Total Non Res (3)	$0	$0	$0	$6,300	$5,300

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
9	A		0	1.0000	1.00	$22,000	$22,000	$22,000	0%	1.0000	100.00	0.00	0.00	$22,000
91	A		0	1.0000	1.00	$7,000	$7,000	$7,000	0%	1.0000	0.00	100.00	0.00	$7,000

Data Source N/A **Collector** **Appraiser**

Notes

6/24/2022 REA: 2023 CHANGED 4X8 CONCP TO WDDK. REMOVED SV FROM UTL SHED - ADJUSTED YEAR BUILT. CHANGED GRADE OF RES TO D+1 & EFF YEAR TO 1960. PER PICTOMETRY.
ADDED HEAT PER QUESTIONNAIRE-JS

12/2/2014 2015: CHANGED 20X23 1 1/2 STORY TO BE 1 STORY & REMOVED 4X13 OFP PER PICTOMETRY

12/2/2014 REA: 2015 CHANGED 20X23 1 1/2 STORY TO BE 1 STORY & REMOVED 4X13 OFP PER PICTOMETRY

5/30/2013 MEM: 2013 PAY 2014 REMOVED 12 X 17 SHED & FEED LOT PER AERIAL

11/29/2007 MEM: 2004 ADDED BACK UTL SHED& CONC THAT WAS PREV
2571902600 25-45-001.LL SWICK CLAUDE

Land Computations

Calculated Acreage	2.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.00
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	1.00
91/92 Acres	1.00
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 / Classifed Value	$0
Homesite(s) Value	$22,000
91/92 Value	$7,000
Supp. Page Land Value	
CAP 1 Value	$22,000
CAP 2 Value	$7,000
CAP 3 Value	$0
Total Value	**$29,000**

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	20 1 1/2 story older
Finished Area	2516 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

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

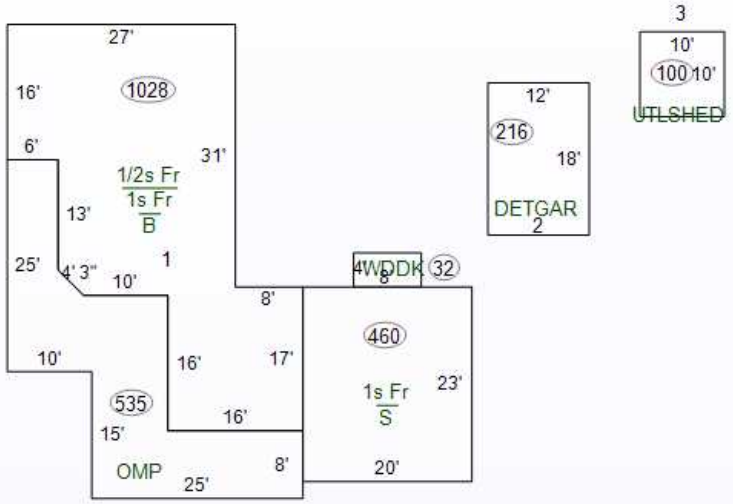
Bedrooms	4
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Porch, Open Masonry	535	$23,800
Wood Deck	32	$1,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1488	1488	$169,400	
2					
3					
4					
1/4					
1/2	1Fr	1028	1028	$64,500	
3/4					
Attic					
Bsmt		1028	0	$55,300	
Crawl					
Slab		460	0	$0	
			Total Base		$289,200
Adjustments			**1 Row Type Adj. x 1.00**		$289,200
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$289,200
				Sub-Total, 1 Units	
Exterior Features (+)				$24,800	$314,000
Garages (+) 0 sqft				$0	$314,000
				Quality and Design Factor (Grade)	0.85
				Location Multiplier	0.92
				Replacement Cost	$245,548

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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 1/2	Wood Fr	D+1	1910	1960	66	A		0.92		3,544 sqft	$245,548	47%	$130,140	0%	100%	1.110	1.000	100.00	0.00	0.00	$144,500
2: Detached Garage	1	Wood Fr	D-1	1910	1910	116	F	$87.52	0.92	$52.70	12'x18'	$11,384	65%	$3,980	0%	100%	1.110	1.000	100.00	0.00	0.00	$4,400
3: Utility Shed	1		C	2006	2006	20	A	$30.07	0.92	$27.66	10'x10'	$2,766	50%	$1,380	0%	100%	1.110	1.000	100.00	0.00	0.00	$1,500

Total all pages $150,400 **Total this page** $150,400