

43-07-08-100-113.000-018

LESLIE JAMES A & CINDY S

301 W VAN BUREN ST

510, 1 Family Dwell - Platted Lot

LEESBURG/2200100-018

1/2

General Information

Parcel Number 43-07-08-100-113.000-018

Local Parcel Number 2271400190

Tax ID:

Routing Number 022-029-090.

Property Class 510 1 Family Dwell - Platted Lot

Year: 2018

Location Information

County Kosciusko

Township PLAIN TOWNSHIP

District 018 (Local 018) LEESBURG TOWN

School Corp 4415 WARSAW COMMUNITY

Neighborhood 2200100-018 LEESBURG

Section/Plat 8-33-6

Location Address (1) 301 W VAN BUREN ST LEESBURG, IN 46538

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Leesburg OP

Lot PT 77

Market Model N/A

Characteristics

Topography Level, High Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Monday, April 16, 2018

Review Group 2017

Ownership

LESLIE JAMES A & CINDY S PO BOX 336 LEESBURG, IN 46538

Legal

22-29-90 LOT 77 LESS TRI TR NW COR COMSTOCK ADD



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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for 2018, 2017, 2016, 2015, and 2014.

Land Data (Standard Depth: Res 150', Cl 150')

Table with 12 columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show data for F and F pricing methods.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 10/02/2008 to 01/01/1900.

Notes

6/6/2016 REA: 2017 PAY 2018 CORRECTED LAND DIMENSIONS, REMOVED INF FOR FRONTING ON SR 15 (DOES NOT FRONT ON 15 & NO NEIGHBORING PARCELS ARE RECEIVING INF) ALSO GAVE EFF AGE
1/21/2011 BP: 2011 CORRECTED DRAWING ON HOUSE PT W/NO ATTIC PER REASSESSMENT
10/30/2007 INFL: 2006 SR 15
1/1/1900 MEM: LOT SIZE WAS INCORRECT BEFORE SPLIT- 2009

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.18), Actual Frontage (99), Developer Discount, Parcel Acreage (0.00), 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 (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 (\$12,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,000).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family
Story Height 2
Style 30 Older 2/2+ story 1
Finished Area 2044 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joint 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
Porch, Open Frame	272	\$8,900
Porch, Open Frame	24	\$2,500
Patio, Concrete	272	\$1,400

Plumbing

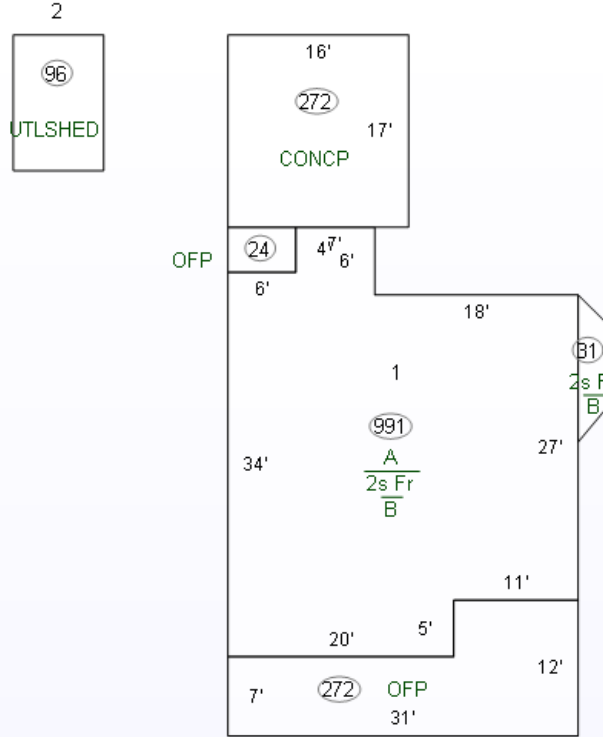
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accomodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1022	1022	\$74,800	
2 1Fr	1022	1022	\$36,600	
3				
4				
1/4				
1/2				
3/4				
Attic	922	0	\$6,100	
Bsmt	1022	0	\$24,400	
Crawl				
Slab				

Total Base \$141,900
Adjustments 1 Row Type Adj. x 1.00 \$141,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,300
No Heating (-)	\$0
A/C (+)	2:1022 1:1022 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$152,000

Sub-Total, 1 Units

Exterior Features (+)	\$12,800	\$164,800
Garages (+) 0 sqft	\$0	\$164,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.92	

Replacement Cost \$136,454

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: Single-Family	100%	2	Wood Frame	D+2	1908	1945	73 A		0.92		3,988 sqft	\$136,454	50%	\$68,230	0%	100%	1.09	1.0000	\$74,400
2: Utility Shed	0%	1		D	1978	1978	40 A	\$20.85	0.92	\$20.85	8'x12'	\$1,473	65%	\$520	0%	100%	1.09	1.0000	\$600