

43-10-02-200-057.000-031

General Information

Parcel Number
43-10-02-200-057.000-031

Local Parcel Number
0370301403

Tax ID:

Routing Number
003-030-017

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 305000-031
CHINWORTH ESTATES

Section/Plat
2-32-5

Location Address (1)
1252 N 350 W
WARSAW, IN 46580

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Chinworth Estates

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
Gas, Electricity

ERA
☐

Streets or Roads
Paved

TIF
☒

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2024

METZGER STEVE

Ownership

METZGER STEVE
1252 N 350 W
WARSAW, IN 46580-8328

Legal

3-30-17
TR SE-WILL BE LOT IN R CHINWORTH ESTATES
2-32-5 .39A



1252 N 350 W

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/17/2010	METZGER STEVE	2010030589	WD	/	\$13,000	I
01/01/1900	COLLINS PHILIP R &	0	WD	/		I
01/01/1900	HOLLOWAY ROBERT	0	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	\$17,300	\$17,300	\$14,900	\$14,900	\$14,900
Land Res (1)	\$17,300	\$17,300	\$14,900	\$14,900	\$14,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$260,900	\$237,200	\$225,900	\$213,100	\$192,200
Imp Res (1)	\$260,900	\$237,200	\$225,900	\$213,100	\$192,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$278,200	\$254,500	\$240,800	\$228,000	\$207,100
Total Res (1)	\$278,200	\$254,500	\$240,800	\$228,000	\$207,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 170', CI 100' X 170')

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
F	F		100	100x170	0.99	\$175	\$173	\$17,300	0%	1.0000	100.00	0.00	0.00	\$17,300

510, 1 Family Dwell - Platted Lot

CHINWORTH ESTATES/30 1/2

Notes

10/9/2023 REA: 2024 PER PICTOMETRY ADDED CONCP

11/14/2019 REA: 2020 ADDED REC ROOM 1 FINISH & HALF BATH PER QUESTIONNAIRE & PHONE CALL TO TAXPAYER ON 11/14/19 (GC)

1/27/2016 2016: ADDED PORCH, ATTGARAGE, & 3 WALL END IN WITH HOUSE. CHANGED BDRM/BTHRM/TOTAL ROOM COUNT & REM/EFF YR. MOVED HOUSE TO 100% COMPLETE PER FIELD CHECK 10/14/15

2/6/2014 2014: 2014 ADDED 5% MORE COMPLETE FOR GARAGE DOORS PER FIELD CHECK

3/23/2011 BP: #100109 3/19/10 RES/ADDS COVERED PORCH & BAY WINDOWS \$5,000 #100166 4/12/10 ATT/GARAGE & ROOM ADDN \$15,000

7/28/2010 CE: 2010 POSTED C/E FOR INCORRECT CAP ALLOCATION CHANGED FROM CAP 3 TO CAP 1

3/23/2010 MEM: 2010 CHANGED GRADE TO E & COND TO POOR PER ROOF FALLING IN & WINDOWS BROKEN UNLIVEABLE PER OWNERS

Land Computations

Calculated Acreage	0.39
Actual Frontage	100
Developer Discount	☐
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	\$17,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,300

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

40 newer 1 st 1961-20

Finished Area

1649 sqft

Make

Floor Finish

☐Earth

☒Tile

☒Slab

☒Carpet

☒Sub & Joist

☒Unfinished

☐Wood

☐Other

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	120	\$6,700
Patio, Concrete	350	\$2,900

Plumbing

#

TF

Full Bath

2

6

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

1

1

Total

6

11

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

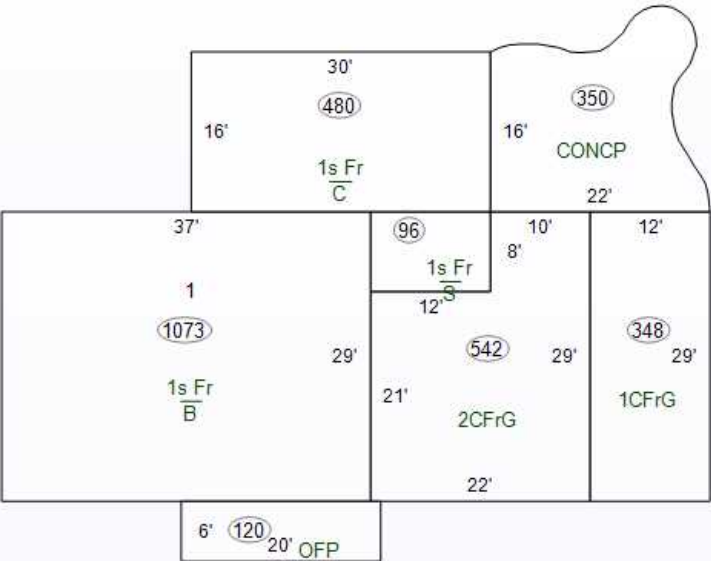
0

Total Rooms

8

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1649	1649	\$182,200
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1073	0	\$57,100
Crawl		480	0	\$5,100
Slab		96	0	\$0
Total Base				\$244,400
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				1:576
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1649
No Elec (-)				\$0
Plumbing (+ / -)				11 - 5 = 6 x \$1,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$261,100
Sub-Total, 1 Units				
Exterior Features (+)				\$9,600
Garages (+) 890 sqft				\$43,400
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.92
Replacement Cost				\$288,972

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2
1: Single-Family	1	Wood Fr	C	1966	1994	32	A			0.92		2,722 sqft	\$288,972	26%	\$213,840	0%	100%	1.220	1.000	100.00	0.00