General Information

Parcel Number
43-11-26-400-290.000-031

Local Parcel Number
0370800080

Tax ID:

Routing Number
003-126-003

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

Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 308853-031
WAYNE TWP ACREAGE - RES

Section/Plat
26-32-6

Location Address (1)
2464 E 225 S
WARSAW, IN 46580

Zoning
AG AGRICULTURE

Subdivision

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

Ownership

MARSHALL CARL J & SHARON R HAI
2464 E 225 S
WARSAW, IN 46580

Legal

3-126-3
PT NE NW 26-32-6 1A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/29/2018	MARSHALL CARL J &	2018061379	QC	/		I
06/05/2018	MARSHALL CARL J	2018060181	WD	/	$132,000	I
12/18/2015	HAINES-MARSHALL	2015120738	TD	/		I
09/27/2007	HAINES SHARON R R		WD	/		I
01/12/2007	HAINES SHARON R		WD	/		I
01/01/1900	HAINES RICHARD L (		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	**$30,000**	**$30,000**	**$22,000**	**$22,000**	**$22,000**
Land Res (1)	$30,000	$30,000	$22,000	$22,000	$22,000
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$181,300**	**$176,700**	**$163,600**	**$151,300**	**$137,700**
Imp Res (1)	$181,300	$176,700	$163,600	$144,000	$131,000
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$7,300	$6,700
Total	**$211,300**	**$206,700**	**$185,600**	**$173,300**	**$159,700**
Total Res (1)	$211,300	$206,700	$185,600	$166,000	$153,000
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$7,300	$6,700

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	$30,000	$30,000	$30,000	0%	1.0000	100.00	0.00	0.00	$30,000

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

Notes

9/30/2025 BP: 2026 BP#2025-1094 UTL SHED $7,000 8/29/25

8/5/2019 REA: 2020 CHANGED EFYR ON HOME TO 1975, GRADE ON DET GAR TO D+2, ADDED WDDK IN WITH THE HOUSE PER PICTOMETRY....

REMODELED IN 2018, NEW WINDOWS & SIDING ALSO. REMOVED HALF BATH & ADDED A 2ND FULL BATH PER QUESTIONNAIRE. SB

2/7/2017 BP: 2017 BP #160192 DECK $300 4/11/16

2/7/2017 2017: ADDED 10X12 WDDK COMPLETE FOR 12/31/16 PER FIELD CHECK 1/16/17

1/29/2016 2016: REMOVED 8X12 WDDK & ADDED (2) UTILITY SHEDS PER FIELD CHECK 10/12/15

6/24/2015 2016: MOVED TO WAYNE TWP ACREAGE NEIGHBORHOOD (308853) DELETED OLD NEIGHBORHOOD

2/24/2009 BP: #01-0461 5/08/01 RESIDENCE ADD 5000
BP #150304 STORAGE SHED $5,200 5/15/15
BP #150253 SHED $1,000 4/30/15

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.00
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	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 / Classifed Value	$0
Homesite(s) Value	$30,000
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$30,000
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$30,000**

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	40 newer 1 st 1961-20
Finished Area	1524 sqft
Make	

Floor Finish

- ☐ Earth
- ☑ Tile
- ☑ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☑ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

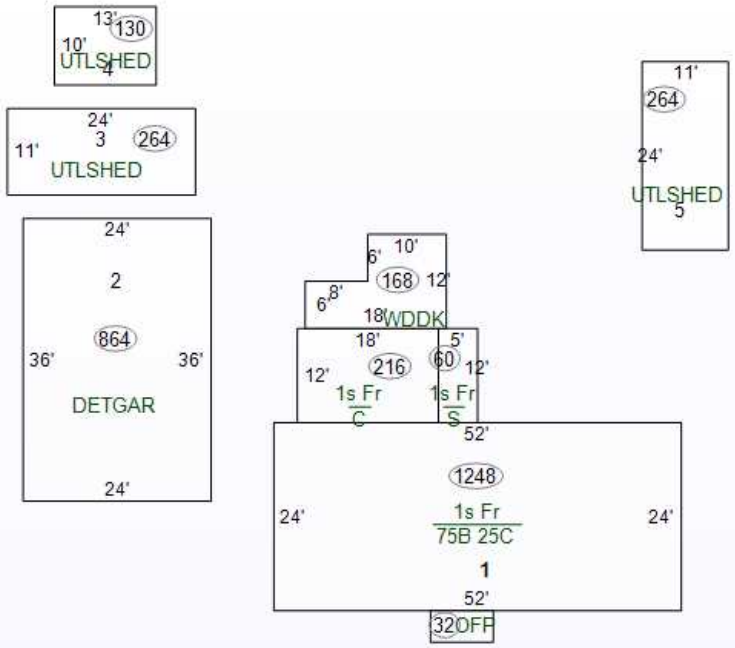
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	32	$2,600
Wood Deck	168	$3,600



Specialty Plumbing

Description	Count	Value
Sauna Bath (2)	1	$9,000

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1524	1524	$171,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		936	0	$51,900	
Crawl		528	0	$5,300	
Slab		60	0	$0	
				Total Base	$228,800
Adjustments				**1 Row Type Adj. x 1.00**	$228,800
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1524	$4,600
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $1,400	$4,200
Spec Plumb (+)					$9,000
Elevator (+)					$0
				Sub-Total, One Unit	$246,600
				Sub-Total, 1 Units	
Exterior Features (+)				$6,200	$252,800
Garages (+) 0 sqft				$0	$252,800
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.92
				Replacement Cost	$209,318

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	Wood Fr	D+2	1963	1975	51	A		0.92		2,460 sqft	$209,318	45%	$115,130	0%	100%	1.250	1.000	100.00	0.00	0.00	$143,900
2: Detached Garage	1	Wood Fr	D+2	1976	1976	50	A	$42.05	0.92	$34.82	24'x36'	$30,082	40%	$18,050	0%	100%	1.250	1.000	100.00	0.00	0.00	$22,600
3: Utility Shed	1		C	2015	2015	11	A	$24.58	0.92	$22.61	11'x24'	$5,970	35%	$3,880	0%	100%	1.250	1.000	100.00	0.00	0.00	$4,900
4: Utility Shed	1		C	2015	2015	11	A	$28.66	0.92	$26.37	10'x13'	$3,428	35%	$2,230	0%	100%	1.250	1.000	100.00	0.00	0.00	$2,800
5: Utility Shed 02	1		C	2025	2025	1	A	$24.58	0.92	$22.61	11'x24'	$5,970	5%	$5,670	0%	100%	1.250	1.000	100.00	0.00	0.00	$7,100