

43-11-13-400-259.000-031

IRVINE LONNY D & BRENDA D

370 S 325 E

510, 1 Family Dwell - Platted Lot

WILLIES EASTRIDGE/3034

1/4

General Information

Parcel Number 43-11-13-400-259.000-031
Local Parcel Number 0370202680

Tax ID:

Routing Number 003-062-017.B

Property Class 510
1 Family Dwell - Platted Lot

Year: 2020

Location Information

County Kosciusko

Township WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 303400-031
WILLIES EASTRIDGE

Section/Plat 13-32-6

Location Address (1)
370 S 325 E
WARSAW, IN 46582

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Willies East Ridge Add

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 Thursday, March 26, 2020

Review Group 2020

Ownership

IRVINE LONNY D & BRENDA D
370 S 325 E
WARSAW, IN 46582-7263

Legal

3-62-17.B
E 1/2 NW LESS 16A 13-32-6 1.01A



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, etc.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with 11 columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I

Res

Notes

8/7/2019 REA: 2020 CHANGED INTEGRAL GAR TO 1SFR/GAR, CHANGED CAR SHED TO "OPEN", & DET GAR FROM CAP1 TO CAP3 FOR REASSESSMENT.

REMOVED 1 FP STACK & OPENING & ADDED 1 EXTRA FIXTURE PER QUESTIONNAIRE--JS

8/26/2015 REA: 2016 ADDED WDDK AND OFF INTO RES; ADDED 10 X 16 CAR SHED AND CORRECTED SHAPE OF WDDK PER PICTOMETRY

1/1/1900 BP: #090285 5/8/09 REPLACE COVERED PORCH

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	70 Bi-level, Tri-level, Q
Finished Area	2704 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Wood Deck	240	\$3,900
Canopy, Shed Type	240	\$1,300
Porch, Open Frame	198	\$6,900
Wood Deck	114	\$2,400

Plumbing

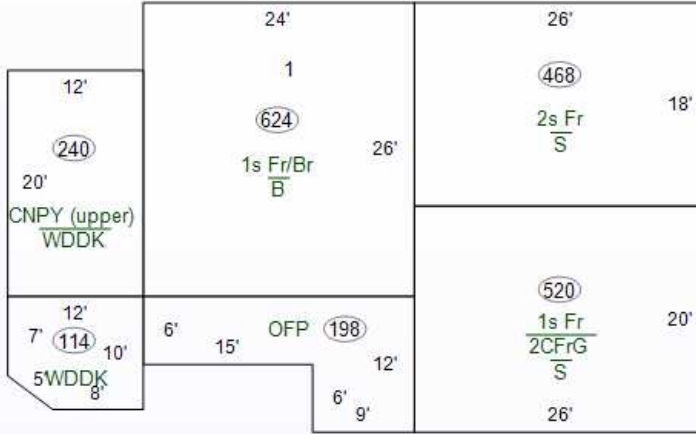
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
Total	8	13

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	13

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1092	1092	\$79,400	
2 1Fr	988	988	\$36,100	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	624	624	\$37,900	
Crawl				
Slab	988	0	\$0	
Total Base			\$153,400	

Adjustments

Adjustment	Value
1 Row Type Adj. x 1.00	\$153,400
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,300
No Heating (-)	\$0
A/C (+)	1:1092 2:988 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	13 - 5 = 8 x \$800 \$6,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit		Value
Sub-Total, 1 Units		\$168,500
Exterior Features (+)	\$14,500	\$183,000
Garages (+) 520 sqft	\$13,600	\$196,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
Replacement Cost		\$180,872

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	1/6 Masonry	C	1977	1977	43 A		0.92		2,704 sqft	\$180,872	30%	\$126,610	0%	100%	1.350 1.0000	\$170,900

General Information

Occupancy Car Shed
 Description CAR SHED
 Story Height 0
 Style N/A
 Finished Area
 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
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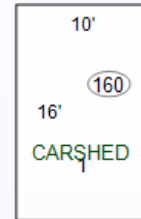
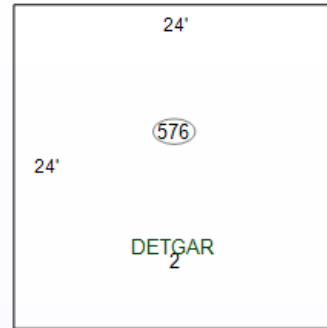
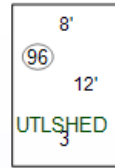
Plumbing

#	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
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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 (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92
Replacement Cost		\$1,189

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: CAR SHED	0%	1		D	2011	2011	9 A	\$10.10	0.92	\$10.10	10'x16'	\$1,189	20%	\$950	0%	100%	1.350	1.0000	\$1,300
2: Detached Garage	0%	1	Wood Frame	C	1984	1984	36 A	\$27.86	0.92	\$27.86	24'x24'	\$14,764	28%	\$10,630	0%	100%	1.350	1.0000	\$14,400
3: Utility Shed	0%	1		D	1977	1977	43 A	\$20.85	0.92	\$20.85	8'x12'	\$1,473	65%	\$520	0%	100%	1.350	1.0000	\$700

