

43-06-31-100-078.000-019

General Information

Parcel Number
43-06-31-100-078.000-019

Local Parcel Number
2170800382

Tax ID:

Routing Number
021-121-004.N

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County
Kosciusko

Township
PRAIRIE

District 019 (Local 019)
PRAIRIE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2103119-019
HOFFMAN LAKE ON WATER

Section/Plat
31-33-5

Location Address (1)
2757 N WILLIAMSON DR
WARSAW, IN 46582

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Williamsons East Side Add 1st Add

Lot
4 & 5

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
ERA

Streets or Roads
TIF

Neighborhood Life Cycle Stage
Other

Printed Monday, March 29, 2021

Review Group 2019

HERBSTER ROBERT L & ELSIE

Ownership

HERBSTER ROBERT L & ELSIE M
C/O GREG HERBSTER
2777 N WILLIAMSON DR
WARSAW, IN 46582

Legal

21-121-4.N
LOT 4 & N1/2 LOT 5 WILLIAMSON EAST SIDE 1ST
ADD



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

2021	Assessment Year	2021	2020	2019	2018	2017
WIP	Reason For Change	AA	AA	AA	AA	AA
02/25/2021	As Of Date	01/01/2021	01/01/2020	01/01/2019	01/01/2018	01/01/2017
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$107,800	Land	\$107,800	\$89,200	\$89,200	\$89,200	\$89,200
\$107,800	Land Res (1)	\$107,800	\$89,200	\$89,200	\$89,200	\$89,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$281,400	Improvement	\$281,400	\$270,400	\$255,800	\$243,200	\$232,400
\$281,400	Imp Res (1)	\$281,400	\$270,400	\$255,800	\$243,200	\$232,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$389,200	Total	\$389,200	\$359,600	\$345,000	\$332,400	\$321,600
\$389,200	Total Res (1)	\$389,200	\$359,600	\$345,000	\$332,400	\$321,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 63' X 128', CI 63' X 128')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		108	108x244	1.17	\$600	\$702	\$75,816	0%	100%	1.0000	\$75,820
F	F		54	54x174	1.11	\$600	\$666	\$35,964	-11%	100%	1.0000	\$31,960

2757 N WILLIAMSON DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/06/2013	HERBSTER ROBERT	N/T INFO	NA	/	\$0	I
01/17/1983	HERBSTER ROBERT	0	WD	/	\$0	I
01/01/1900	WILLIAMSON RAY &		WD	/	\$0	I

Res

HOFFMAN LAKE ON WATE 1/2

Notes

8/3/2018 REA: 2019 ADDED OFF UNDER WDDK AND PUT 1SFR UNDER 6X7 BALCONY. ADJUSTED SIZE OF WDDKS. PER PICTOMETRY

8/28/2014 2015: 2015 ADDED WOOD DECK IN WITH HOUSE FOR REASSESSMENT

8/28/2014 REA: 2015 ADDED WOOD DECK IN WITH HOUSE FOR REASSESSMENT

2/14/2014 2014: 2014 CORRECTED FACTOR FOR NO WELL & SEPTIC

9/21/2009 BP: #96632 HERBSTER DECK 6/13/96 #020313 HERBSTER DORM & PORCH 4/11/02

Land Computations

Calculated Acreage	0.82
Actual Frontage	162
Developer Discount	<input type="checkbox"/>
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	\$107,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$107,800

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1 1/2

Style

50 Newer 1+1/2story 1

Finished Area

4158 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 Masonry	96	\$4,600
Wood Deck	560	\$8,000
Balcony	42	\$1,500
Wood Deck	150	\$2,700
Porch, Open Frame	150	\$5,700

Plumbing

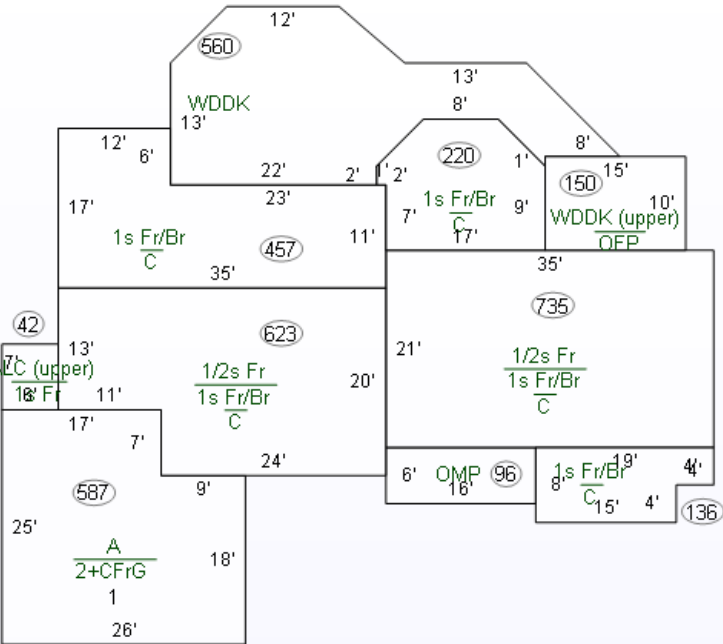
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	7	14

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	12

Heat Type

Hot Water or Steam



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,700

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	2213	2213	\$128,100	
2					
3					
4					
1/4					
1/2	1Fr	1358	1358	\$34,300	
3/4					
Attic		587	587	\$11,100	
Bsmt					
Crawl		2171	0	\$7,800	
Slab					

Total Base

\$181,300

Adjustments

1 Row Type Adj. x 1.00

\$181,300

Unfin Int (-)

\$0

Ex Liv Units (+)

\$0

Rec Room (+)

\$0

Loft (+)

\$0

Fireplace (+)

MS:2 MO:2

\$8,600

No Heating (-)

\$0

A/C (+)

1:2213 1/2:1358 A:587

\$6,000

No Elec (-)

\$0

Plumbing (+ / -)

14 - 5 = 9 x \$800

\$7,200

Spec Plumb (+)

\$1,700

Elevator (+)

\$0

Sub-Total, One Unit

\$204,800

Sub-Total, 1 Units

Exterior Features (+)

\$22,500

\$227,300

Garages (+) 587 sqft

\$16,700

\$244,000

Quality and Design Factor (Grade)

1.10

Location Multiplier

0.92

Replacement Cost

\$246,928

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 R 01	100%	1 1/2	1/6 Masonry	C+2	1988	1988	33 A		0.92		4,158 sqft	\$246,928	26%	\$182,730	0%	100%	1.540 1.0000	\$281,400