

43-12-26-400-004.000-029

HUNTER HOUSING LLC

8266 E 250 S

511, 1 Family Dwell - Unplatted (0 to 9.9

WASHINGTON TWP ACRE 1/2

General Information

Parcel Number 43-12-26-400-004.000-029
Local Parcel Number 0970700130

Tax ID:

Routing Number 009-102-003

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

Year: 2021

Location Information

County Kosciusko

Township WASHINGTON

District 029 (Local 029)
WASHINGTON TOWNSHIP

School Corp 4455
WHITKO COMMUNITY

Neighborhood 9906000-029
WASHINGTON TWP ACREAGE

Section/Plat 26-32-7

Location Address (1)
8266 E 250 S
PIERCETON, IN 46562

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model 13 HOUSE RENTALS

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage
Other

Printed Tuesday, March 30, 2021

Review Group 2019

Ownership

HUNTER HOUSING LLC
133 EMS T48 LN
SYRACUSE, IN 46567

Legal

9-102-3
W 1/2 E 1/2 NW 26-32-7 .71A PER DEED



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

Table with columns for Assessment Year (2021-2017), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns for Land Pricing Soil Type, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and W/I.

Res

Notes

11/5/2018 REA: 2019 ADJUSTED GRADE OF HOUSE & DET GAR TO D+1 & COND OF GAR TO AV. ADDED AC TO 480 SQ FT OF ATTIC SPACE FOR REASSESSMENT.
12/30/2011 MEM: 2011 PAY 2012 MOVED T3AW TO 0970700120 AS A RESULT OF PTABOA HEARING
9/2/2011 MEM: 2012 CHANGED LEGAL & LAND PER AUDITORS OFFICE
2/8/2011 SPLT: 2011 PAY 2012 SPLIT .40A TO 0972600846 SPLIT 38.01A TO 0972600847

1/13/2011 CE: CHANGED 1 1/2 STORY FRAME TO 1 STORY WITH UNFINISHED ATTIC. ALSO REMOVED SHED & POULTRY HOUSE (GONE 10/09)

Land Computations

Table with columns for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 20 1 1/2 story older
Finished Area 1736 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	24	\$2,500
Porch, Open Frame	12	\$2,500

Plumbing

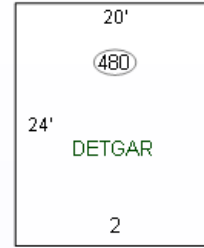
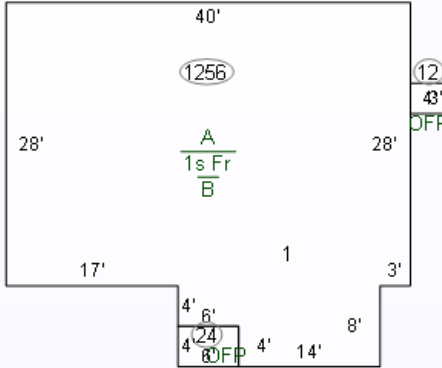
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1256	1256	\$84,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1256	480	\$12,400	
Bsmt	1256	0	\$27,900	
Crawl				
Slab				

Total Base		\$124,500
Adjustments	1 Row Type Adj. x 1.00	\$124,500
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,300
No Heating (-)		\$0
A/C (+)	1:1256 A:480	\$3,500
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$132,300
Sub-Total, 1 Units		
Exterior Features (+)	\$5,000	\$137,300
Garages (+) 0 sqft	\$0	\$137,300
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.92
Replacement Cost		\$107,369

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	Wood Frame	D+1	1947	1947	74 A		0.92		3,768 sqft	\$107,369	50%	\$53,680	0%	100%	1.320	1.0000	\$70,900
2: Detached Garage R 01	100%	1	Wood Frame	D+1	1947	1947	74 A	\$29.46	0.92	\$23.93	20'x24'	\$8,982	50%	\$4,490	0%	100%	1.320	1.0000	\$5,900