

43-08-26-100-048.000-023

SIMPSON JOHN DEAN

8780 E 350 N

512, 1 Family Dwell - Unplatted (10 to 19

TIPPECANOE TWP ACREA 1/2

General Information

Parcel Number 43-08-26-100-048.000-023

Local Parcel Number 0572600246

Tax ID:

Routing Number 005-101-003

Property Class 512 1 Family Dwell - Unplatted (10 to 19

Year: 2022

Location Information

County Kosciusko

Township TIPPECANOE

District 023 (Local 023) TIPPECANOE TOWNSHIP

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 514000-023 TIPPECANOE TWP ACREAGE

Section/Plat 26-33-7

Location Address (1) 8780 E 350 N PIERCETON, IN 46562

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 Sunday, April 3, 2022

Review Group 2021

Ownership

SIMPSON JOHN DEAN 8780 E 350 N PIERCETON, IN 46562

Legal

5-101-3 PT W 1/2 E 1/2 26-33-7 15.33A PER DEED



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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2022, 2021, 2020, 2019, 2018.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show data for parcels 9, 91, 91.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 04/24/2020 to 09/01/1992.

Res

Notes

2/9/2021 SUR: SURVEY LAUCK, BREN M #2020090511 9/11/20

5/19/2020 AUD: PER AUDITOR'S UPDATE LEGAL ACRES CHANGED FROM 15.34 TO 15.33A

9/5/2018 N OF C: 2018 N OF C AFTER ROLL-TAXPAYER BROUGHT IN AN INSPECTION REPORT FROM CALVIN BOLT 9/4/2018, (REPORT IS IN FILE) AFTER TALKING TO MR. BOLT, THE 1SFR POLE WAS CHANGED TO 1SFR/SLAB HOME WITH ATTACHED GARAGE. THE GRADE WAS CHANGED DUE TO THE QUALITY INSIDE THE HOME. ADDED JET TUB AND 1 EX SHOWER. CORRECTED DIMENSIONS ON OFP TO 10X18. ADDED 11X20 UTLISHED, ADJUSTED WETLAND ACREAGE.

2/8/2018 2018: 2018 HOUSE IS 100% COMPLETE. CHANGED GRADE TO D (POLE CONSTRUCTION) FOR 1/1/18

6/20/2016 CE: 2016 BEFORE ROLLOVER ADDED HOMESITE

2/11/2016 BP: BP #150704 RES/ATT GARAGE \$140,000 9/15/15

12/29/2015 ADRS: ADDRESS CHANGE PER AREA PLANNING

9/15/2015 2016: CORRECTED INFLUENCE FACTOR FOR DESIGNATED WETLANDS.

NEW CONSTRUCTION SINGLE FAMILY

10/23/2013 2014: SPLIT 5.00A & HOUSE TO 0572601313 NUEWIRTH 10/21/2013, CORRECTED

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (15.33), Actual Frontage (0), Developer Discount, Parcel Acreage (15.33), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (14.33), 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 (\$22,000), 91/92 Value (\$80,800), Supp. Page Land Value, CAP 1 Value (\$22,000), CAP 2 Value (\$0), CAP 3 Value (\$80,800), Total Value (\$102,800).

Data Source N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1660 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input 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
Porch, Open Frame	180	\$7,000

Plumbing

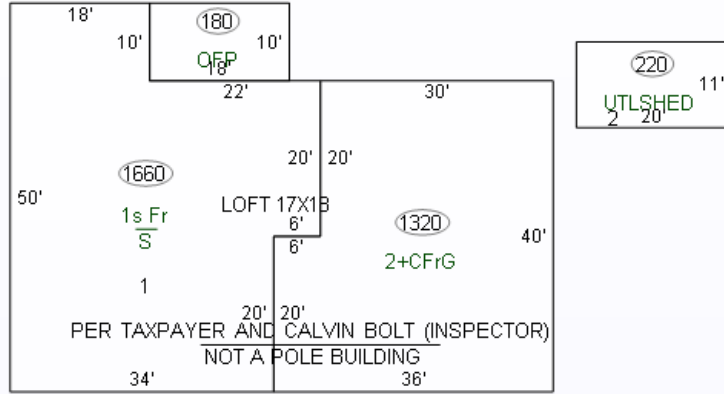
#	TF	
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	2
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	5

Heat Type

Other



Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1660	1660	\$108,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1660	0	\$0	
Total Base			\$108,700	

Adjustments

1 Row Type Adj. x 1.00	\$108,700
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$11,100
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	\$3,200
Spec Plumb (+)	\$1,800
Elevator (+)	\$0

Sub-Total, One Unit	\$124,800
Sub-Total, 1 Units	\$124,800
Exterior Features (+)	\$7,000
Garages (+) 1320 sqft	\$33,600
Quality and Design Factor (Grade)	0.95
Location Multiplier	0.92
Replacement Cost	\$144,560

Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

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%	1	Wood Frame	C-1	2015	2015	7 A		0.92		1,660 sqft	\$144,560	6%	\$135,890	0%	100%	1.550	1.0000	\$210,600
2: Utility Shed	0%	1		D	2017	2017	5 A	\$20.44	0.92	\$15.04	11'x20'	\$3,310	20%	\$2,650	0%	100%	1.550	1.0000	\$4,100