

43-08-33-400-180.000-023

SHAW SAMUEL K

6121 E 300 N

511, 1 Family Dwell - Unplatted (0 to 9.9

TIPPECANOE TWP ACREA 1/4

General Information

Parcel Number 43-08-33-400-180.000-023

Local Parcel Number 0571901256

Tax ID:

Routing Number 005-130-004.A

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

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 33-33-7

Location Address (1) 6121 E 300 N WARSAW, IN 46582

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

SHAW SAMUEL K 6009 E 300 N WARSAW, IN 46582

Legal

5-130-4.A PT N 1/2 NW NW 33-33-7 5.00A



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)

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

Transfer of Ownership

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

Res

Notes

3/11/2021 MEM: MOBILE HOME IS GONE PER PERSONAL PROPERTY DEPT INFO
2/4/2021 BP: BP #200812 2ND STORY DECK \$6000 9/15/20
9/22/2016 REA: 2017 CHANGED PROP CLASS TO 511 & REMOVED RDWAY. CHANGED GRADE ON 30X30 T3 FROM D+2 TO D-1 FOR REASSESSMENT
9/25/2009 ADRS: 6121 HOUSE & 2890 N 600 E MHPP
9/25/2009 BP: 000282 4/4/2000 ADDED POLE BLDG
9/25/2009 BP: 000282 4/04/00 ADDED POLE BLDG 100% 2/19/03

Land Computations

Table with columns: Computation Name, Value

43-08-33-400-180.000-023

SHAW SAMUEL K

6121 E 300 N

511, 1 Family Dwell - Unplatted (0 to 9.9 TIPPECANOE TWP ACRES 2/4

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style 40 newer 1 st 1961-20
Finished Area 2200 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist 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**

Plumbing

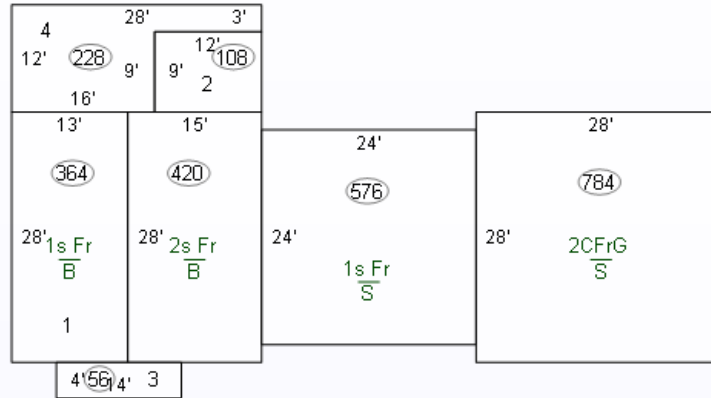
**TF**
Full Bath 2 6
Half Bath 1 2
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 1 1
Total 6 11

Accommodations

Bedrooms 3
Living Rooms 0
Dining Rooms 0
Family Rooms 1
Total Rooms 10

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1360	1360	\$96,200	
2 1Fr	420	420	\$24,200	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	784	420	\$38,300	
Crawl				
Slab	1360	0	\$0	

Total Base \$158,700
Adjustments 1 Row Type Adj. x 1.00 \$158,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1360 2:420	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$169,500
Sub-Total, 1 Units

Exterior Features (+)	\$0	\$169,500
Garages (+) 784 sqft	\$22,800	\$192,300
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92
Replacement Cost		\$168,070

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%	2	Wood Frame	C-1	1990	1991	31 A		0.92		2,564 sqft	\$168,070	26%	\$124,370	0%	100%	1.550	1.0000	\$192,800
2: CONCP	100%	1		C-1	2020	2020	2 A		0.92		9'x12'	\$524	2%	\$510	0%	100%	1.550	1.0000	\$800
3: WDDK	100%	1		C-1	2020	2020	2 A		0.92		4'x14'	\$1,224	2%	\$1,200	0%	100%	1.550	1.0000	\$1,900
4: WDDK	100%	1		C-1	2020	2020	2 A		0.92		228 sqft	\$3,409	2%	\$3,340	0%	100%	1.550	1.0000	\$5,200

General Information

Occupancy Barn, Pole (T3)
 Description Barn, Pole (T3) R 01
 Story Height 0
 Style N/A
 Finished Area
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist 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

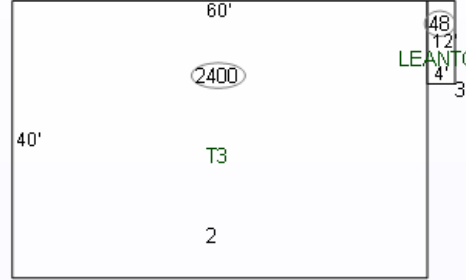
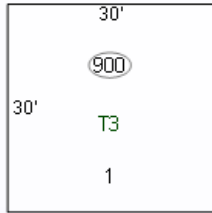
TF

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				

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)	
Location Multiplier	0.92
Replacement Cost	\$9,306

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: Barn, Pole (T3) R 01	0%	1	T3AW	D-1	1984	1984	38	A	\$20.75	0.92	\$0.00	30' x 30' x 10'	\$9,306	55%	\$4,190	0%	100%	1.550	1.0000	\$6,500
2: Barn, Pole (T3) R 01	0%	1	T3AW	C-1	2000	2000	22	A	\$16.13	0.92	\$0.00	-40' x -60' x 10'	\$32,248	40%	\$19,350	0%	100%	1.550	1.0000	\$30,000
3: Lean-To R 01	0%	1	Earth Floor	C-1	2002	2002	20	A	\$4.69	0.92	\$0.00	48 sqft x 8'	\$197	40%	\$120	0%	100%	1.550	1.0000	\$200

