

43-08-28-100-413.000-023

EINERWOLD JILL A & EUGENE

3665 N BARBEE RD

520, 2 Family Dwell - Platted Lot

LITTLE BARBEE CHANNE

1/4

General Information

Parcel Number 43-08-28-100-413.000-023

Local Parcel Number 0570200400

Tax ID:

Routing Number 005-109-279

Property Class 520 2 Family Dwell - Platted Lot

Year: 2023

Location Information

County Kosciusko

Township TIPPECANOE

District 023 (Local 023) TIPPECANOE TOWNSHIP

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 511000-023 LITTLE BARBEE CHANNEL

Section/Plat 28-33-7

Location Address (1) 3665 N BARBEE RD WARSAW, IN 46582

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Lakeview Park, Barbee Lakes

Lot 6

Market Model TIPPY APARTMENTS

Characteristics

Topography Level, Low Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Monday, April 3, 2023

Review Group 2025

Ownership

EINERWOLD JILL A & EUGENE R EIN 25 EMS B39W LN LEESBURG, IN 46538

Legal

5-109-279 PT E 130 FT LOT 6 LAKEVIEW PARK



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

Table with columns for Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change (WIP, AA), As Of Date (02/24/2023, 01/01/2023, 01/01/2022, 01/01/2021, 01/01/2019), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$111,700, \$179,900, \$291,600, etc.).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 54' X 107', CI 54' X 107')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (105), Size (106x96), Factor (0.98), Rate (\$1,075), Adj. Rate (\$1,054), Ext. Value (\$111,724), Infl. % (0%), Res Elig % (0%), Market Factor (1.0000), Value (\$111,720).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/19/2021, 10/11/2019, 10/02/1998, 09/14/1993, 01/25/1988, 10/02/1985.

Res

Notes

5/28/2020 REA: 2021 ADDED HEAT & AC TO HOUSE WITH ADDRESS 3671 FOR REASSESSMENT. 8/1/2019 N OF C: 2019 REMOVED HOUSE LOCATED AT 3667 N BARBEE RD PER PICTOMETRY WAS REMOVED IN 2018. 11/18/2016 REA: 2017 ADJUSTED DIMENSIONS ON CONCP TO 9X21 & PRICED IN WITH HOUSE (ADDRESS 3665). PRICED RFX/CONCP IN WITH HOUSE. ADJUSTED DIMENSIONS ON CONCP (ADDRESS 3667) PER PICTOMETRY. 8/28/2009 ADRS: 3671 NORTH & 3665 WEST SOUTH

8/28/2009 BP: RES 2 REMODELED 8/28/2009 BP: 000075 2/10/00 CHANGED EFF TO 1SFR ADDN ON RES #1 100% 4/15/04

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.23), Actual Frontage (105), Developer Discount, 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 (\$0), CAP 2 Value (\$111,700), CAP 3 Value (\$0), Total Value (\$111,700).

Data Source N/A

Collector

Appraiser

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family  
**Story Height** 1  
**Style** 11 1 story older  
**Finished Area** 601 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
Patio, Treated Pine	365	\$1,900

**Plumbing**

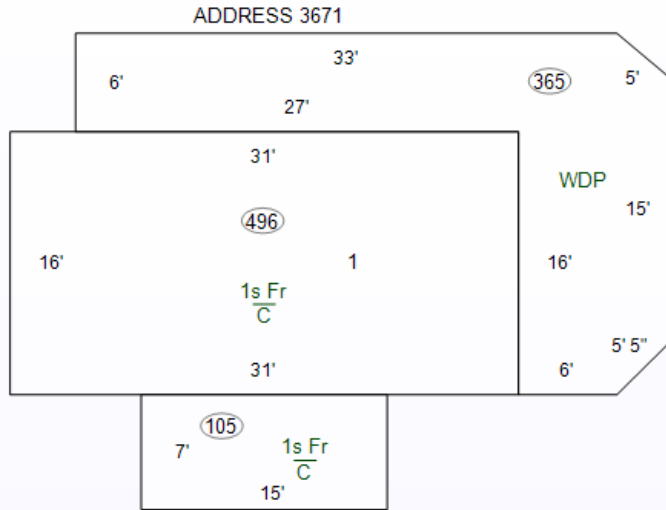
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	601	601	\$56,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	601	0	\$4,900	
Slab				

**Total Base** \$61,100

**Adjustments 1 Row Type Adj. x 1.00** \$61,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:601 \$3,300
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$64,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,900	\$66,300
Garages (+) 0 sqft	\$0	\$66,300
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$51,847</b>

**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	0%	1	Wood Frame	D+1	1927	1990	33 A		0.92		601 sqft	\$51,847	30%	\$36,290	0%	100%	2.190 1.0000	\$79,500

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family  
**Story Height** 1  
**Style** 11 1 story older  
**Finished Area** 795 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
Canopy, Roof Extension	18	\$600
Wood Deck	170	\$3,200

**Plumbing**

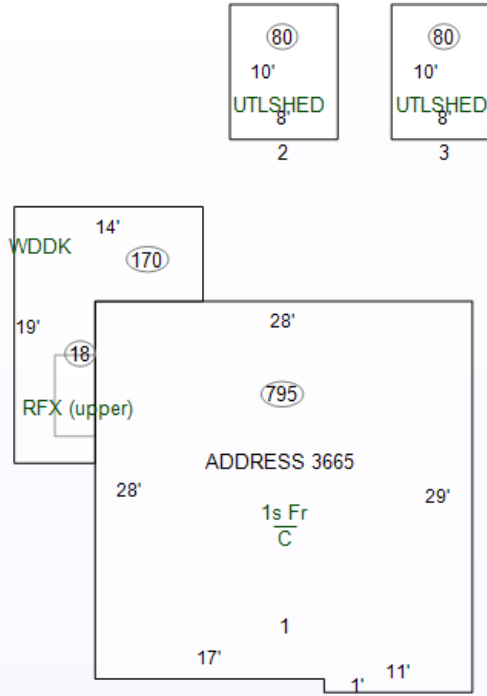
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	1
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	3

**Heat Type**

Central Warm Air



Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	795	795	\$68,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	795	0	\$5,300	
Slab				

**Total Base** \$73,400

**Adjustments 1 Row Type Adj. x 1.00** \$73,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:795	\$3,900
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$77,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$3,800	\$81,100
Garages (+) 0 sqft	\$0	\$81,100
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.92

**Replacement Cost** \$63,420

**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	0%	1	Wood Frame	D+1	1942	1990	33 A		0.92		795 sqft	\$63,420	30%	\$44,390	0%	100%	2.190	1.0000	\$97,200
2: Utility Shed	0%	1		D	2006	2006	17 A	\$26.02	0.92	\$19.15	8'x10'	\$1,532	50%	\$770	0%	100%	2.190	1.0000	\$1,700
3: Utility Shed 2	0%	1		D	2000	2000	23 A	\$26.02	0.92	\$19.15	8'x10'	\$1,532	55%	\$690	0%	100%	2.190	1.0000	\$1,500

