

General Information

Parcel Number 43-11-07-400-724.000-032
Local Parcel Number 0470900160

Tax ID:

Routing Number 004-038-005

Property Class 502 Vacant - Unplatted (10 to 19.99 Acr

Year: 2024

Location Information

County Kosciusko

Township WAYNE

District 032 (Local 032) WARSAW CITY-WAYNE TOWNSH

School Corp 4415 WARSAW COMMUNITY

Neighborhood 408802-032 WARSAW HOMESITE - DIST 32 -

Section/Plat 7-32-6

Location Address (1) LAKE ST WARSAW, IN 46580

Zoning R-3 RESIDENCE DISTRICT (WAR

Subdivision 00/NA

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 14, 2024

Review Group 2024

Ownership

DREAM PARCEL LAND TRUST 001 11174 W 450 N CROMWELL, IN 46732

Legal

4-38-5 TR NW 7-32-6 18.77A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/01/2022 to 01/01/1900.

Notes

7/3/2019 REA: 2020 CHANGED FROM AG LAND TO RES EXCESS. ADDED INFL FACTORS FOR WETLANDS & NO ROAD ACCESS/ LAND LOCKED. CHANGED PROP CLASS TO 502 FOR REASSESSMENT

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp 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. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows for Land Type 91.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (18.77), Actual Frontage (0), Developer Discount, Parcel Acreage (18.77), 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 (18.77), 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 (\$48,900), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$48,900), CAP 3 Value (\$0), Total Value (\$48,900).

Data Source N/A

Collector

Appraiser

