General Information

Parcel Number
43-14-27-200-090.000-021

Local Parcel Number
2571200410

Tax ID:

Routing Number
025-076-029

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Kosciusko

Township
SEWARD

District 021 (Local 021)
SEWARD TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 2507071-021
YELLOW CREEK LAKE ON WATE

Section/Plat
27-31-5

Location Address (1)
6229 W 850 S
CLAYPOOL, IN 46510

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Leckrones 2nd Add

Lot
3

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Other

Printed Friday, March 20, 2026
Review Group 2023

Ownership

CLARK ROGER
5800 SABAL TRACE
UNIT 105
NORTH PORT, FL 34287

Legal

25-76-29
LOT 3 LECKRONE 2ND ADD ON YELLOW CREEK LAKE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/11/1999	CLARK ROGER		WD	/		I
02/11/1999	CLARK JEANNIE G	0	WD	/		I
08/21/1985	CLARK ROGER & JE	0	WD	/		I
01/01/1900	FROM LEEVER JACK		WD	/		I

Notes

5/12/2022 REA: 2023 ADDED A CONCP BY THE WATER PER PICTOMETRY FOR REASSESSMENT

10/22/2018 REA: 2019 ADDED HEAT TO HOUSE FOR REASSESSMENT.

5/31/2013 MEM: 2013 PAY 2014 REMOVD 4 X 4 SHED PER PICTOMETRY

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$56,100**	**$56,100**	**$40,700**	**$36,500**	**$32,300**
Land Res (1)	$56,100	$56,100	$40,700	$36,500	$32,300
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$111,600**	**$108,400**	**$99,900**	**$94,300**	**$80,100**
Imp Res (1)	$111,600	$108,400	$99,900	$88,700	$78,800
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$5,600	$1,300
Total	**$167,700**	**$164,500**	**$140,600**	**$130,800**	**$112,400**
Total Res (1)	$167,700	$164,500	$140,600	$125,200	$111,100
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$5,600	$1,300

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 108', CI 50' X 108')

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
F	F		45	46x231	1.22	$1,000	$1,220	$56,120	0%	1.0000	100.00	0.00	0.00	$56,120

Data Source N/A **Collector** **Appraiser**

Land Computations

Calculated Acreage	0.24
Actual Frontage	45
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$56,100
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$56,100**

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	11 1 story older
Finished Area	800 sqft
Make	

Floor Finish

- [ ] Earth
- [x] Tile
- [ ] Slab
- [x] Carpet
- [ ] Sub & Joist
- [ ] Unfinished
- [ ] Wood
- [x] Other
- [ ] Parquet

Wall Finish

- [ ] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [x] Fiberboard

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	0
Family Rooms	0
Total Rooms	4

Heat Type

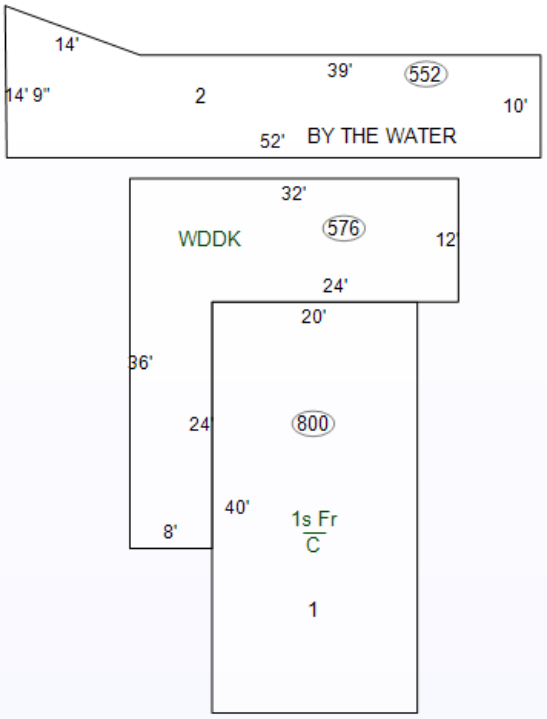
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Wood Deck	576	$10,900



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	800	800	$109,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		800	0	$6,100	
Slab					
			Total Base		$115,200
Adjustments			**1 Row Type Adj. x 1.00**		$115,200
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:800	$4,700
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$119,900
				Sub-Total, 1 Units	
Exterior Features (+)				$10,900	$130,800
Garages (+) 0 sqft				$0	$130,800
				Quality and Design Factor (Grade)	0.80
				Location Multiplier	0.92
				Replacement Cost	$96,269

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Wood Fr	D	1940	1963	63	A		0.92		800 sqft	$96,269	47%	$51,020	0%	100%	1.560	1.000	100.00	0.00	0.00	$79,600
2: CONCP	1		C	1991	1991	35	A		0.92		552 sqft	$4,508	26%	$3,340	0%	100%	1.560	1.000	100.00	0.00	0.00	$5,200

General Information

Occupancy	Detached Garage
Description	Detached Garage
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

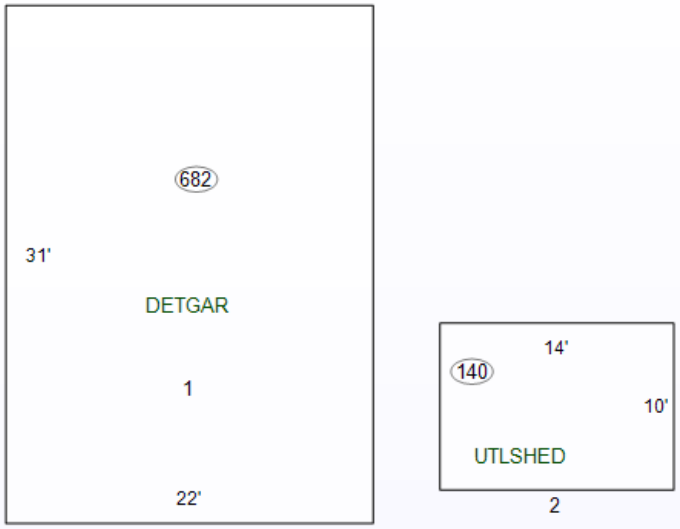
Plumbing

	#	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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
			Total Base		
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)	0.80
				Location Multiplier	0.92
				Replacement Cost	$22,849

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Detached Garage	1	Wood Fr	D	1991	1991	35	A	$45.52	0.92	$33.50	22'x31'	$22,849	30%	$15,990	0%	100%	1.560	1.000	100.00	0.00	0.00	$24,900
2: Utility Shed	1		C	1960	1960	66	A	$27.24	0.92	$25.06	10'x14'	$3,509	65%	$1,230	0%	100%	1.560	1.000	100.00	0.00	0.00	$1,900

General Information

Parcel Number
43-14-27-200-091.000-021

Local Parcel Number
2571200290

Tax ID:

Routing Number
025-076-028

Property Class 500
Vacant - Platted Lot

Year: 2026

Location Information

County
Kosciusko

Township
SEWARD

District 021 (Local 021)
SEWARD TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 2507071-021
YELLOW CREEK LAKE ON WATE

Section/Plat
27-31-5

Location Address (1)
850 S
CLAYPOOL, IN 46510

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Leckrones 2nd Add

Lot
4

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard ☐

Public Utilities

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Other

Printed Friday, March 20, 2026

Review Group 2023

Ownership

CLARK ROGER L
5800 SABAL TRACE
UNIT 105
NORTH PORT, FL 34287

Legal

25-76-28
LOT 4 LECKRONE PLAT ON YELLOW CREEK LAKE 2ND ADD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/11/1999	CLARK ROGER L		WD	/		I
02/11/1999	CLARK JEANNIE G	0	WD	/		I
11/12/1993	CLARK ROGER L & J	0	WD	/		I
06/12/1984	LECKRONE MILDRED	0	WD	/		I
01/01/1900	REMOVE LECKRONE		WD	/		I

Res

Valuation Records

	2026	2025	2024	2023	2022
Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$8,800**	**$8,800**	**$6,400**	**$5,700**	**$5,000**
Land Res (1)	$8,800	$8,800	$6,400	$5,700	$5,000
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$0**	**$0**	**$0**	**$0**	**$0**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$0	$0
Total	**$8,800**	**$8,800**	**$6,400**	**$5,700**	**$5,000**
Total Res (1)	$8,800	$8,800	$6,400	$5,700	$5,000
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 108', CI 50' X 108')

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
F	F		8	8x238	1.22	$1,000	$1,220	$9,760	-10%	1.0000	100.00	0.00	0.00	$8,780

Data Source N/A **Collector** **Appraiser**

Notes

5/12/2022 REA: 2023 ADJUSTED LAND DEPTH FOR REASSESSMENT.

1/16/2014 2014: 2014 CORRECTED INFLUENCE FACTOR FOR NO WELL/SEPTIC ON PARTIAL LOT. LOT IS NOT STANDARD WIDTH OF SURROUNDING LOTS.

Land Computations

Calculated Acreage	0.04
Actual Frontage	8
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$8,800
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$8,800**