

43-08-27-400-110.000-023

HARVEY MARJORIE F REVOCA

119 EMS B1A LN

510, 1 Family Dwell - Platted Lot

BIG BARBEE LAKEFRONT/ 1/2

General Information

Parcel Number 43-08-27-400-110.000-023

Local Parcel Number 0570801376

Tax ID:

Routing Number 005-106-031

Property Class 510 1 Family Dwell - Platted Lot

Year: 2025

Location Information

County Kosciusko

Township TIPPECANOE

District 023 (Local 023 ) TIPPECANOE TOWNSHIP

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 508200-023 BIG BARBEE LAKEFRONT

Section/Plat 27-33-7

Location Address (1) 119 EMS B1A LN LEESBURG, IN 46538

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Bar-a-bee Shore

Lot 1,2

Market Model N/A

Characteristics

Topography Low Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Other

Printed Friday, April 11, 2025

Review Group 2025

Ownership

HARVEY MARJORIE F REVOCABLE C/O JAMES F HARVEY 5726 KRUSE DR FORT WAYNE, IN 46818-9351

Legal

5-106-31 LOTS 1 & 2 BAR A BEE SHORE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/01/2024 to 01/01/1900.

Notes

12/2/2016 REA: 2017 ADDED INFL FACTOR FOR NO WELL/SEPTIC ON VACANT LOT. CORRECTED LOT DIMENSIONS PER GIS. ORIGINAL PLAT SAYS LOTS 1-19 OWN TO LOW WATER MARK. ADJUSTED EFF YR ON HOUSE TO 1950 & CORRECTED DIMENSIONS ON UT SHED TO 10X12 PER PICTOMETRY

Res

Valuation Records

Table with columns: Assessment Year (2025-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Res (1), Non Res (2), and Non Res (3).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 69', CI 50' X 69')

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 F and F pricing methods.

Land Computations

Table with columns: Computation Name, Value. Includes items like Calculated Acreage (0.24), Actual Frontage (100), Total Acres Farmland (0.00), and Total Value (\$265,300).

Data Source N/A

Collector

Appraiser

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	11 1 story older
Finished Area	868 sqft
Make	

**Floor Finish**

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input 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 type="checkbox"/> Metal	<input checked="" 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
Wood Deck	190	\$4,600
Canopy, Roof Extension	70	\$1,300

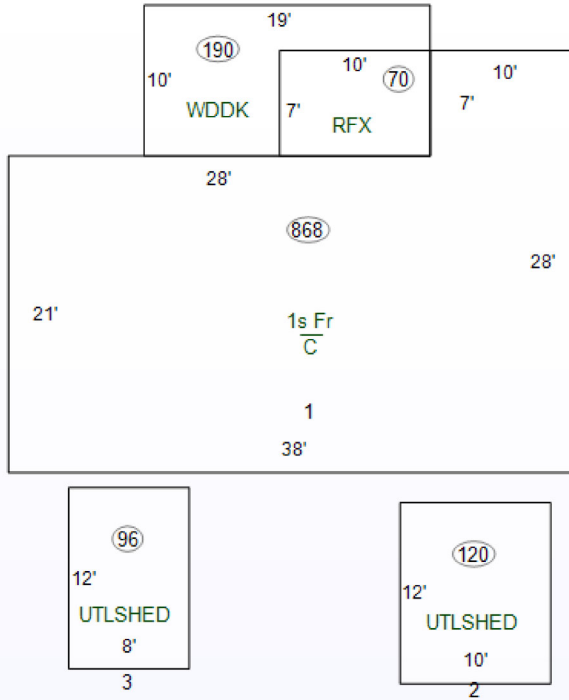
**Plumbing**

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

**Accommodations**

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	1
<b>Total Rooms</b>	<b>5</b>

**Heat Type**



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	868	868	\$94,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		868	0	\$7,100	
Slab					

	<b>Total Base</b>	\$101,900
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$101,900
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)	1:868	(\$6,000)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
	<b>Sub-Total, One Unit</b>	\$100,400
	<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$5,900	\$106,300
Garages (+) 0 sqft	\$0	\$106,300
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.90
	<b>Replacement Cost</b>	<b>\$81,320</b>

**Summary of Improvements**

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Wood Fr	D+1	1946	1950	75 A		0.90		868 sqft	\$81,320	50%	\$40,660	0%	100%	2.170	1.000	100.00	0.00	0.00	\$88,200
2: Utility Shed	1		C	1990	1990	35 A	\$21.97	0.90	\$19.77	9'x10'	\$2,373	65%	\$830	0%	100%	2.170	1.000	100.00	0.00	0.00	\$1,800
3: Utility Shed	1		C	1989	1989	36 A	\$23.66	0.90	\$21.29	8'x12'	\$2,044	65%	\$720	0%	100%	2.170	1.000	100.00	0.00	0.00	\$1,600