

43-11-16-200-344.000-033

CUBAN CHRISTINE E ETAL

308 AUDITORIUM BLVD

510, 1 Family Dwell - Platted Lot

WINONA TOWN - ISLAND - 1/2

General Information

Parcel Number 43-11-16-200-344.000-033

Local Parcel Number 0671100306

Tax ID:

Routing Number 006-076-048

Property Class 510 1 Family Dwell - Platted Lot

Year: 2025

Location Information

County Kosciusko

Township WAYNE

District 033 (Local 033) WINONA LAKE TOWN

School Corp 4415 WARSAW COMMUNITY

Neighborhood 600520-033 WINONA TOWN - ISLAND - NO VI

Section/Plat 16-32-6

Location Address (1) 308 AUDITORIUM BLVD WINONA LAKE, IN 46590

Zoning RESIDENTIAL RESIDENTIAL

Subdivision First Amend & Add Pl to Winona Pa

Lot 132+

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Other

Printed Thursday, April 10, 2025

Review Group 2024

Ownership

CUBAN CHRISTINE E 1/3 ETAL C/O TERESA BECKWITH 18625 43RD AVE NORTH PLYMOUTH, MN 55446

Legal

6-76-48 LOT 133 W1/2 LOT 132 1ST AMD & ADD PL WINONA PK & PT VAC ALLEY & LOT 7 LAWNS OF THE COURTS



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/13/2014 to 08/26/1996.

Res

Valuation Records

Table with columns: Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Res (1), Non Res (2), Non Res (3).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 40' X 80', CI 40' X 80')

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 different land parcels.

Notes

8/12/2024 N OF C: 2024 N OF C AFTER ROLL - CHANGED NEIGHBORHOOD FROM WINONA TOWN (600100) TO WINONA TOWN - ISLAND - NO VIEW (600520) TO BE CONSISTENT WITH NEIGHBORING PROPERTY
9/16/2019 REA: 2020 ADJUSTED CONCP BEHIND HOUSE. CORRECTED OVERALL DEPTH ON ONE REAR LOT. ADDED PART OF VACATED ALLEY BETWEEN LOTS 133 & 134 PER ORDINANCE 2013-11-2 FOR REASSESSMENT
10/16/2014 ETAL: 10/13/2014 ETAL CUBAN CHRISTINE E 1/3 & TERESA T BECKWITH 1/3 & BRENDT L SMITH 1/3 TIC & HAROLD B SMITH LE

1/13/2014 2014: 2014 CORRECTED FACTOR FOR NO SEWER & WATER

9/11/2013 MEM: 9/9/2013 VIRGINIA B SMITH TRUSTEE

3/15/2010 COMB: 2010 REQUEST TO COMBINE 0672601032 WITH THIS PARCEL

9/9/2009 BP: #103-01 8/30/01 DECK 1000

1/1/1900 MEM: 2010 ADDED PT VAC ALLEY AS REAR LOT

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.27), Actual Frontage (195), 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 (\$118,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$118,400).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1 3/4
Style 30 Older 2/2+ story 1
Finished Area 1470 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
Porch, Open Frame	126	\$4,100
Porch, Open Frame	160	\$8,300
Patio, Concrete	633	\$4,500
Wood Deck	90	\$2,800

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	1
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	798	798	\$88,500	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	672	672	\$36,900	
Attic					
Bsmt					
Crawl		798	0	\$6,800	
Slab					

	Total Base	
	\$132,200	
Adjustments	1 Row Type Adj. x 1.00	\$132,200
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$133,800
Sub-Total, 1 Units		\$133,800
Exterior Features (+)	\$19,700	\$153,500
Garages (+) 0 sqft	\$0	\$153,500
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.90	
Replacement Cost		\$117,428

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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 3/4	Wood Fr	D+1	1941	1950	75	A			0.90		1,470 sqft	\$117,428	50%	\$58,710	0%	100%	1.660	1.000	100.00	0.00	0.00	\$97,500
2: Utility Shed	1		C	2001	2001	24	A		\$26.02	0.90	\$23.42	8'x10'	\$1,873	55%	\$840	0%	100%	1.660	1.000	100.00	0.00	0.00	\$1,400