

43-11-21-100-116.000-031

SHJK LLC

626 E LAKEWOOD AVE

510, 1 Family Dwell - Platted Lot

WINONA LAKEFRONT - LA 1/2

General Information

Parcel Number 43-11-21-100-116.000-031
Local Parcel Number 0371301550
Tax ID:

Ownership

SHJK LLC
480 E LYNWOOD DR N
WARSAW, IN 46580

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/06/2015 to 01/01/1900.

Legal

3-105-25
E 20' LOT 18 & W 10' LOT 19 WINONA BEACH

Routing Number 003-105-025
Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

Notes

10/30/2019 REA: 2020 ADJUSTED EFF YR TO 1950 FOR REASSESSMENT.
4/12/2012 RENT: 2012 RENTAL PROPERTY PER BLUE SHEET

Year: 2026

Location Information

County Kosciusko
Township WAYNE
District 031 (Local 031)
School Corp 4415
Neighborhood 305500-031
Section/Plat 21-32-6
Location Address (1) 626 E LAKEWOOD AVE

Valuation Records

Table with columns: Assessment Year (2026-2022), 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 132', CI 100' Base Lot: Res 25' X 101', CI 25' X 101')

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 F 20 20x100 and F F 10 10x100.

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Winona Beach

Lot PT 18+

Market Model 1 WARSAW HOUSE RENTALS

Characteristics

Topography Level Flood Hazard
Public Utilities Gas, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Saturday, March 21, 2026

Review Group 2024

Data Source N/A

Collector

Appraiser

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.07), Actual Frontage (30), 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 / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$125,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$125,000).

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1
Style 11 1 story older
Finished Area 627 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
Stoop, Masonry	20	\$1,500

Plumbing

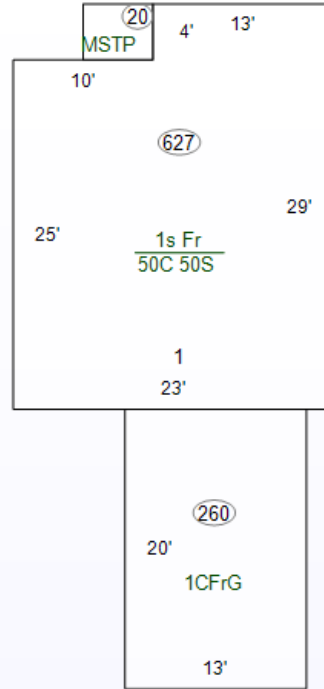
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	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	627	627	\$91,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	314	0	\$4,100	
Slab	314	0	\$0	
			Total Base	\$96,000

Adjustments 1 Row Type Adj. x 1.00

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

Sub-Total, One Unit \$96,000

Sub-Total, 1 Units

Exterior Features (+)	\$1,500	\$97,500
Garages (+) 260 sqft	\$14,100	\$111,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.92	
Replacement Cost		\$87,271

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	1941	1950	76 A		0.92		627 sqft	\$87,271	50%	\$43,640	0%	100%	1.420	1.000	100.00	0.00	0.00	\$62,000