

43-11-21-100-120.000-031

SHJK LLC

628 E LAKEWOOD AVE

510, 1 Family Dwell - Platted Lot

WINONA LAKEFRONT - LA 1/2

General Information

Parcel Number 43-11-21-100-120.000-031
Local Parcel Number 0371301570
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 show transfer dates from 08/06/2015 to 01/01/1900.

Legal

3-105-26
E 15' LOT 19 & W 15' LOT 20 WINONA BEACH

Routing Number 003-105-026

Property Class 510
1 Family Dwell - Platted Lot



Year: 2026

Location Information

County Kosciusko
Township WAYNE
District 031 (Local 031) WAYNE TOWNSHIP
School Corp 4415 WARSAW COMMUNITY
Neighborhood 305500-031 WINONA LAKEFRONT - LAKEWO
Section/Plat 21-32-6
Location Address (1) 628 E LAKEWOOD AVE WARSAW, IN 46580

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 dollar amounts for various categories.

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 and F pricing methods.

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Winona Beach

Lot PT 19+

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 Saturday, March 21, 2026

Review Group 2024

Data Source N/A

Collector

Appraiser

Notes

11/22/2019 REA: 2020 ADDED FULL BATH PER QUESTIONNAIRE (GC)

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 2
Style 60 Newer convent'l 2/2
Finished Area 1148 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	16	\$1,500

Plumbing

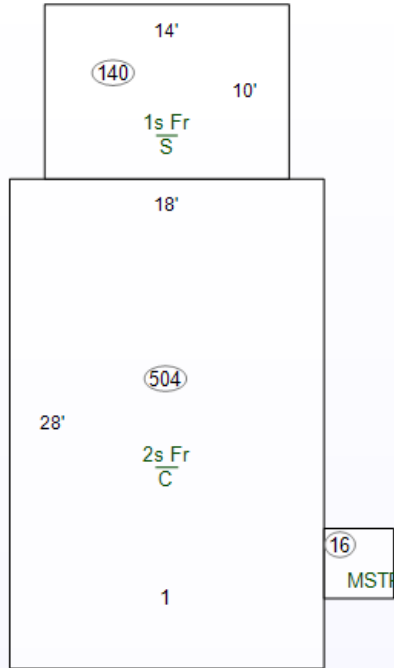
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Hot Water or Steam



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	644	644	\$94,100	
2	1Fr	504	504	\$53,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		504	0	\$5,200	
Slab		140	0	\$0	

Total Base \$153,100

Adjustments 1 Row Type Adj. x 1.00 \$153,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$1,400 \$4,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$157,300

Sub-Total, 1 Units

Exterior Features (+)	\$1,500	\$158,800
Garages (+) 0 sqft	\$0	\$158,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.92	

Replacement Cost \$131,486

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	2	Wood Fr	D+2	1961	1961	65	A		0.92		1,148 sqft	\$131,486	47%	\$69,690	0%	100%	1.420	1.000	100.00	0.00	0.00	\$99,000