

43-11-21-100-124.000-031

SHJK LLC

630 E LAKEWOOD AVE

510, 1 Family Dwell - Platted Lot

WINONA LAKEFRONT - LA 1/2

General Information

Parcel Number
43-11-21-100-124.000-031

Local Parcel Number
0371301592

Tax ID:

Routing Number
003-105-027

Ownership

SHJK LLC
480 E LYNWOOD DR N
WARSAW, IN 46580

Legal

3-105-27
E 10' LOT 20 & W 20' LOT 21 WINONA BEACH

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/06/2015	SHJK LLC	2015080600	TD	/		
08/06/2015	SHJK LLC 1/2 & MAR	2015080599	TD	/		
10/14/2004	MOLLENHOUR MAX		WD	/		
05/07/1976	MOLLENHOUR MAX	0	WD	/		
01/01/1900	SWARTZ,HOWARD &		WD	/		

Notes

10/30/2019 REA: 2020 ADJUSTED EFF YR TO 1950 FOR REASSESSMENT.

9/17/2009 RENT: RENTAL

Property Class 510 RENTAL
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)
630 E LAKEWOOD AVE
WARSAW, IN 46580

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$125,000	\$125,000	\$107,800	\$102,600	\$87,700
Land Res (1)	\$125,000	\$125,000	\$107,800	\$102,600	\$87,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$67,900	\$65,800	\$57,100	\$54,300	\$46,300
Imp Res (1)	\$67,900	\$65,800	\$57,100	\$54,300	\$46,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$192,900	\$190,800	\$164,900	\$156,900	\$134,000
Total Res (1)	\$192,900	\$190,800	\$164,900	\$156,900	\$134,000
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Winona Beach

Lot
PT 20+

Market Model
1 WARSAW HOUSE RENTALS

Land Data (Standard Depth: Res 132', CI 100' Base Lot: Res 25' X 101', CI 25' X 101')

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		30	30x100	0.89	\$5,200	\$4,628	\$138,840	-10%	1.0000	100.00	0.00	0.00	\$124,960

Characteristics

Topography Level

Flood Hazard

Public Utilities ERA

Gas, Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage Other

Land Computations

Calculated Acreage	0.07
Actual Frontage	30
Developer Discount	<input type="checkbox"/>
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

Printed Saturday, March 21, 2026
Review Group 2024

Data Source N/A Collector Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	11 1 story older
Finished Area	714 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input 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
Porch, Enclosed Frame	96	\$10,000

Plumbing

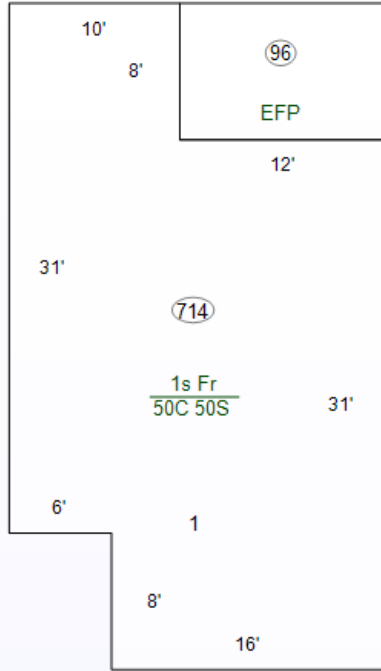
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	714	714	\$101,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	357	0	\$4,300	
Slab	357	0	\$0	
Total Base			\$105,500	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
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	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$105,500

Sub-Total, 1 Units

Exterior Features (+)	\$10,000	\$115,500
Garages (+) 0 sqft	\$0	\$115,500
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.92
Replacement Cost		\$95,634

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+2	1941	1950	76 A		0.92		714 sqft	\$95,634	50%	\$47,820	0%	100%	1.420	1.000	100.00	0.00	0.00	\$67,900