

General Information

Parcel Number 43-11-21-100-144.000-031
Local Parcel Number 0371301590
Tax ID:

Ownership

SHJK LLC
480 E LYNWOOD DR N
WARSAW, IN 46580

Legal

3-105-56
LOT 77 WINONA BEACH

Routing Number 003-105-056

Property Class 599
Other Residential Structures



Year: 2026

Location Information

County Kosciusko
Township WAYNE
District 031 (Local 031)
WAYNE TOWNSHIP
School Corp 4415
WARSAW COMMUNITY
Neighborhood 304700-031
WINONA OFF WATER - WINONA
Section/Plat 21-32-6
Location Address (1)
LAKEWOOD AVE
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 and 10/14/2004.

Notes

7/1/2019 REA: 2020 ADDED A RFX ON THE DET GAR FOR REASSESSMENT.
10/8/2015 REA: 2016 ADJUSTED DIMENSIONS ON UTILITY SHED & CHANGED CONDITION PER PICTOMETRY
4/10/2014 2014: 2014 CORRECTED FACTOR FOR NO WELL & SEPTIC

Res

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 Res (1), Non Res (2), Non Res (3).

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

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.

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Winona Beach

Lot 77

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

Land Computations

Table with columns: Computation Name, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 84 Solar Energy Land, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy Detached Garage
 Description Detached Garage
 Story Height 0
 Style N/A
 Finished Area
 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

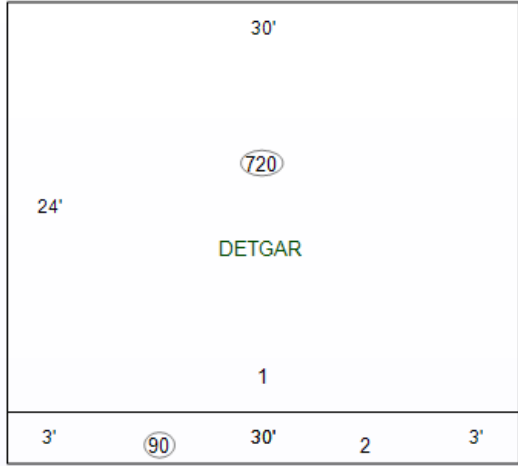
Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



Specialty Plumbing

Description Count Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments Total Base Row Type Adj.

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0
 Sub-Total, 1 Units
 Exterior Features (+) \$0 \$0
 Garages (+) 0 sqft \$0 \$0
 Quality and Design Factor (Grade) 1.00
 Location Multiplier 0.92
Replacement Cost \$30,152

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: Detached Garage	1	Wood Fr	C	1974	1974	52 A	\$45.52	0.92	\$41.88	24'x30'	\$30,152	40%	\$18,090	0%	100%	1.100	1.000	0.00	100.00	0.00	\$19,900
2: RFX	1		C	1974	1974	52 A		0.92		3'x30'	\$1,380	40%	\$830	0%	100%	1.100	1.000	0.00	100.00	0.00	\$900
3: Utility Shed	1		C	1980	1980	46 A	\$35.10	0.92	\$32.29	7'x8'	\$2,583	65%	\$900	0%	100%	1.100	1.000	0.00	100.00	0.00	\$1,000