

43-11-05-300-636.000-032

General Information

Parcel Number
43-11-05-300-636.000-032

Local Parcel Number
0472600573

Tax ID:

Routing Number
004-019-129.C11

Property Class 550
Condominium Unit - Platted Lot

Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 408832-032
CONDO LAKEWOOD HILLS

Section/Plat
5-32-6

Location Address (1)
371 BAYTHORNE DR
WARSAW, IN 46580

Zoning
PUD PLANNED UNIT DEVELOPM

Subdivision
Lakewood Hills Condos ph III Un 11

Lot
11

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Sewer, Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2024

CARTWRIGHT STEPHEN E & DI

Ownership

CARTWRIGHT STEPHEN E & DIAN T
371 BAYTHORNE DR 11
WARSAW, IN 46580

Legal

4-19-129.C11
LAKEWOOD HILLS CONDO PHASE III UNIT 11
& 2.777% UND INT COMMON AREA



371 BAYTHORNE DR

550, Condominium Unit - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/02/2022	CARTWRIGHT STEP	2022120073	NA	/		I
12/13/2013	CARTWRIGHT STEP	2013120561	WD	/	\$183,000	I
08/25/2000	MORYL LYNDA		WD	/	\$179,000	I
05/22/1997	MCCARTHY PATRICI	0	WD	/	\$173,775	I
05/15/1997	NORTH CENTER DEV	0	WD	/		I
01/01/1900	NORTH CENTER DEV		WD	/		I

Res

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	☐	☐	☐	☐	☐
Land	\$32,700	\$32,700	\$24,700	\$20,700	\$18,200
Land Res (1)	\$32,700	\$32,700	\$24,700	\$20,700	\$18,200
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$270,400	\$259,800	\$263,400	\$221,000	\$200,500
Imp Res (1)	\$270,400	\$259,800	\$263,400	\$221,000	\$200,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$303,100	\$292,500	\$288,100	\$241,700	\$218,700
Total Res (1)	\$303,100	\$292,500	\$288,100	\$241,700	\$218,700
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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		60	60x206	1.21	\$450	\$545	\$32,700	0%	1.0000	100.00	0.00	0.00	\$32,700

CONDO LAKEWOOD HILL

1/2

Notes

10/26/2023 REA: 2024 - CORRECTED FRONT PORCH TO OMP PER FIELD VISIT 10/25/23

11/14/2019 REA: 2020 REMOVED 3X4 PATIO PER PICTOMETRY, REMOVED 1 SINK

2/11/2009 MEM: 2000 CONDO % IS 3.571
2001 ADDED VENTLESS FIREPLACE
2002 CALCULATED CONDO % IS 2.778 %

Land Computations

Calculated Acreage	0.28
Actual Frontage	60
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	\$32,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$32,700

General Information

Occupancy

Row Type

Description

Row Type

Story Height

2

Style

40 newer 1 st 1961-20

Finished Area

1934 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☐ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	220	\$16,600
Porch, Open Masonry	24	\$3,100

Plumbing

#

TF

Full Bath

3

9

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

2

2

Total

7

13

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

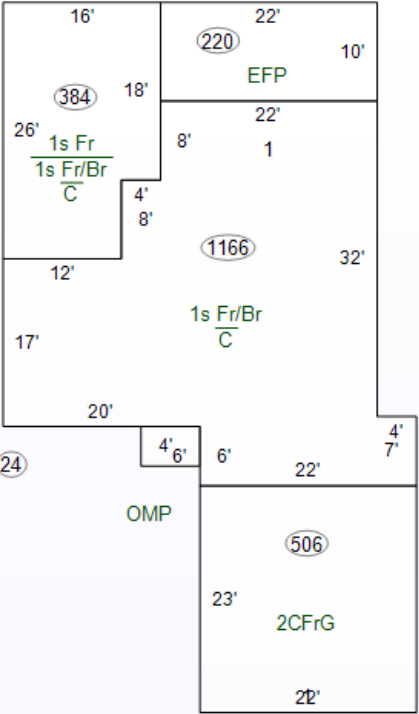
0

Total Rooms

9

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	92	1550	1550	\$179,000
2	1Fr	384	384	\$43,800
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1550	0	\$9,000
Slab				
Total Base				\$231,800
Adjustments				2 Row Type Adj. x 0.95
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				PO:1 \$2,300
No Heating (-)				\$0
A/C (+)				1:1550 2:384 \$6,700
No Elec (-)				\$0
Plumbing (+ / -)				13 - 5 = 8 x \$1,400 \$11,200
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$240,410
Sub-Total, 1 Units				
Exterior Features (+)				\$19,700 \$260,110
Garages (+) 506 sqft				\$23,200 \$283,310
Quality and Design Factor (Grade)				1.05
Location Multiplier				0.92
Replacement Cost				\$273,677

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: Row Type	2	2/6 Maso	C+1	1997	1997	29	A		0.92		1,934 sqft	\$273,677	24%	\$207,990	0%	100%	1.300	1.000	100.00	0.00	0.00	\$270,400