

25-12-15-311-001.000-004

General Information

Parcel Number
25-12-15-311-001.000-004

Local Parcel Number
00510806916

Tax ID:

Routing Number
12-15-300-007

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Fulton

Township
LIBERTY TOWNSHIP

District 004 (Local 005)
LIBERTY TOWNSHIP

School Corp 2650
CASTON

Neighborhood 3512152-004
Nyona Lake / N, Mud Lake (Inland)

Section/Plat

Location Address (1)
3257 SE LAKESHORE DR
MACY, IN 46951

Zoning

Subdivision

Lot

Market Model
3512152

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, July 14, 2026

Review Group 2

Sampson Melanie A

Ownership

Sampson Melanie A
3257 SE Lakeshore Dr
Macy, IN 46951

Legal

LOT 41 IRA C & MYRTLE B SMITH ADD.
307-08069-16



3257 SE LAKESHORE DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/22/2022	Sampson Melanie A	202203397	WD	/	\$65,000	V
08/23/2001	MILLER RYAN M		WD	/		I
08/23/2001	SMILEY, NORMA I #0		WD	/		I
10/04/1989	ADM. OF VETERANS		WD	/		I
07/08/1988	CHEMICAL MORTGA		WD	/		I
07/08/1988	BILLIE R. BELZER, S		WD	/		I

Res

Valuation Records

Assessment Year	2026	2026	2025	2024	2023
Reason For Change	AA	AA	AA	AA	AA
As Of Date	06/25/2026	04/07/2026	05/15/2025	04/05/2024	03/29/2023
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	\$9,300	\$9,300	\$9,300	\$9,300	\$6,700
Land Res (1)	\$9,300	\$9,300	\$9,300	\$9,300	\$6,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$64,700	\$64,700	\$63,100	\$57,400	\$54,300
Imp Res (1)	\$64,700	\$64,700	\$63,100	\$57,400	\$53,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$800
Total	\$74,000	\$74,000	\$72,400	\$66,700	\$61,000
Total Res (1)	\$74,000	\$74,000	\$72,400	\$66,700	\$60,200
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$800

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 50' X 120', 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		57	54x77	0.80	\$205	\$164	\$8,856	0%	1.0500	100.00	0.00	0.00	\$9,300

Nyona Lake / N, Mud Lake (1/2

Notes

9/26/2023 24RS: Land adjustment, added WDDK, changed cond of house sm/jm

10/30/2019 20RS: Per cyc/rev changed cond from A to F on dwelling--shed grade from C to D done for 2020 pay 2021-aw/Dm

Land Computations

Calculated Acreage	0.10
Actual Frontage	57
Developer Discount	☐
Parcel Acreage	0.10
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	0.10
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	\$9,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$9,300

Data Source External Only

Collector 08/11/2023 PM

Appraiser 09/26/2023 AVS

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

N/A

Finished Area

780 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

Porch, Enclosed Frame

112

\$10,000

Wood Deck

64

\$1,900

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

Dining Rooms

0

Family Rooms

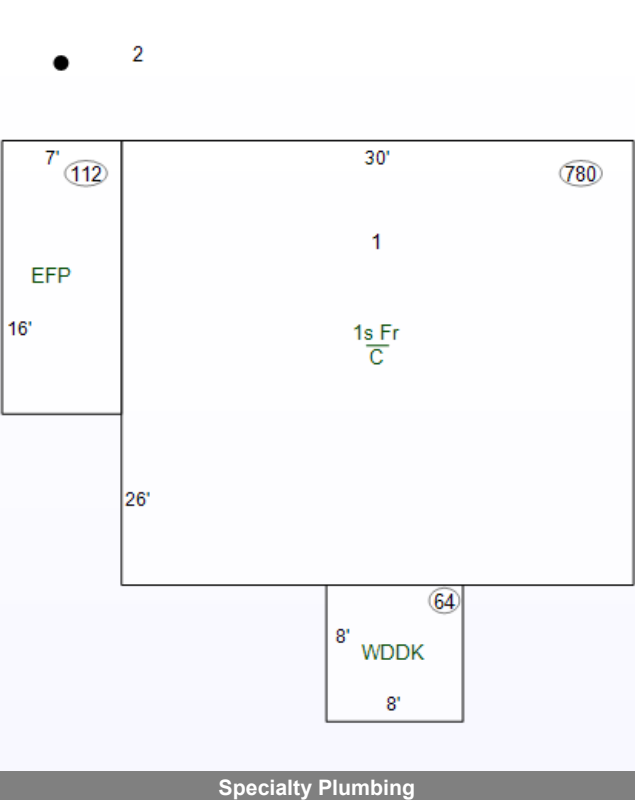
0

Total Rooms

4

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	780	780	\$106,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		780	0	\$6,100	
Slab					
		Total Base			\$112,500
Adjustments		1 Row Type Adj. x 1.00			\$112,500
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			\$112,500
		Sub-Total, 1 Units			
Exterior Features (+)		\$11,900			\$124,400
Garages (+) 0 sqft		\$0			\$124,400
Quality and Design Factor (Grade)					0.80
Location Multiplier					0.91
Replacement Cost					\$90,563

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	1900	1980	46	A		0.91		780 sqft	\$90,563	40%	\$54,340	0%	100%	1.000	1.170	100.00	0.00	0.00	\$63,600
2: Utility Shed	1		D	2001	2001	25	A	\$28.66	0.91	\$20.86	10'x12'	\$2,504	55%	\$1,130	0%	100%	1.000	1.000	100.00	0.00	0.00	\$1,100