General Information

Parcel Number
25-12-15-110-010.000-004

Local Parcel Number
00511802000

Tax ID:

Routing Number
12-15-100-022

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)
6120 N LAKESHORE DR
MACY, IN 46951

Zoning

Subdivision

Lot

Market Model
3512152

Characteristics

Topography Level

Flood Hazard ☐

Public Utilities Sewer, Gas, Electricity

ERA ☐

Streets or Roads Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, July 14, 2026

Review Group 2

Ownership

Heingartner Kenneth & Peggy
6117 Fairfield Ave
Fort Wayne, IN 46807

Legal

Lot 44 Hillsman 2nd Add Lot 44a Hillsman 2nd Add

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/18/2022	Heingartner Kenneth &	202201467	WR	/	$100,000	V
09/01/2020	Ronk Todd M & Kellie	202002429	WR	/	$90,000	V
05/29/2020	LE Dittfield Nancy K; K	202001347	WR	/	$79,000	I
05/29/2020	Dittfield Nancy K	202001346	TRD	/	$79,000	I
08/15/2012	Dittfield Carl E & Dittfie	201202919	WD	/		I
06/21/2005	DITTFIELD CARL E &		WD	/		I

Res

Notes

10/12/2023 24RS: Changed grade on house, changed cond on Utlshed sm/jm

9/29/2022 23RS: Per Sale: Land influence to -15% for exc front -Dwelling eff yr to 1966 (2005 updated) - kah

5/28/2020 21RS: Split .119a to 005-118020-01 done for 2021 pay 2022-aw

11/13/2019 20RS: Per cyc/rev changed pole garage to detached garage pole construction done for 2020 pay 2021-aw/Dm

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	**$9,000**	**$9,000**	**$9,000**	**$9,000**	**$6,200**
Land Res (1)	$9,000	$9,000	$9,000	$9,000	$6,200
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$67,700**	**$67,700**	**$64,200**	**$58,100**	**$61,300**
Imp Res (1)	$67,700	$67,700	$64,200	$58,100	$60,300
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$0	$1,000
Total	**$76,700**	**$76,700**	**$73,200**	**$67,100**	**$67,500**
Total Res (1)	$76,700	$76,700	$73,200	$67,100	$66,500
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$0	$1,000

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		40	40x130	1.04	$205	$213	$8,520	0%	1.0500	100.00	0.00	0.00	$8,950

Land Computations

Calculated Acreage	0.12
Actual Frontage	40
Developer Discount	☐
Parcel Acreage	0.12
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	0.12
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$9,000
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$9,000**

Data Source External Only **Collector** 08/17/2023 PM **Appraiser** 10/12/2023 AVS

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	882 sqft
Make	

Floor Finish

- [ ] Earth
- [x] Tile
- [ ] Slab
- [ ] Carpet
- [ ] Sub & Joist
- [ ] Unfinished
- [x] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [ ] Unfinished
- [x] Paneling
- [ ] Other
- [ ] Fiberboard

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

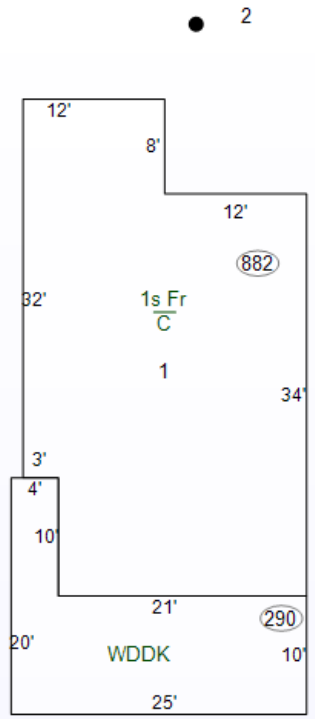
Other

Roofing

- [ ] Built-Up
- [x] Metal
- [ ] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Wood Deck	290	$5,800



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	882	882	$116,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		882	0	$6,400	
Slab					
			Total Base		$122,700
Adjustments			**1 Row Type Adj. x 1.00**		$122,700
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:882	$4,600
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$127,300
				Sub-Total, 1 Units	
Exterior Features (+)				$5,800	$133,100
Garages (+) 0 sqft				$0	$133,100
				Quality and Design Factor (Grade)	0.85
				Location Multiplier	0.91
				Replacement Cost	$102,953

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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+1	1940	1966	60	A		0.91		882 sqft	$102,953	45%	$56,620	0%	100%	1.000	1.170	100.00	0.00	0.00	$66,200
2: Utility Shed	1		D	1940	1940	86	A	$24.58	0.91	$17.89	20'x12'	$4,295	65%	$1,500	0%	100%	1.000	1.000	100.00	0.00	0.00	$1,500