General Information

Parcel Number
25-12-15-103-018.000-004

Local Parcel Number
00511802100

Tax ID:

Routing Number
12-15-100-067

Property Class 599
Other Residential Structures

Year: 2026

Location Information

County
Fulton

Township
LIBERTY TOWNSHIP

District 004 (Local 005)
LIBERTY TOWNSHIP

School Corp 2650
CASTON

Neighborhood 3512151-004
Nyona Lake (On Water)

Section/Plat

Location Address (1)
NORTH LAKESHORE DR.
MACY, IN 46951

Zoning

Subdivision

Lot

Market Model
3512151

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 17 HILLSMAN'S W SHORE PK.
307-18021-00

Transfer of Ownership

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

Res

Valuation Records

Assessment Year	2026	2026	2025	2024	2024
Reason For Change	AA	AA	AA	AA	AA
As Of Date	06/25/2026	04/07/2026	05/15/2025	07/02/2024	04/05/2024
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	**$30,200**	**$30,200**	**$30,200**	**$30,200**	**$36,300**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$30,200	$30,200	$30,200	$30,200	$36,300
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$700**	**$700**	**$500**	**$500**	**$500**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$700	$700	$500	$500	$500
Total	**$30,900**	**$30,900**	**$30,700**	**$30,700**	**$36,800**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$30,200	$30,200	$30,200	$30,200	$36,300
Total Non Res (3)	$700	$700	$500	$500	$500

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	40x81	0.82	$945	$775	$31,000	-25%	1.3000	0.00	100.00	0.00	$30,230

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

Notes

10/12/2023 24RS: Land adjustment, changed property class code, removed sv sm/jm

9/29/2022 23RS: Per Sale: Land Type influence to -15% for exc. front -kah

11/14/2019 20RS: Per cyc/rev no changes-aw/dm

Land Computations

Calculated Acreage	0.07
Actual Frontage	40
Developer Discount	☐
Parcel Acreage	0.07
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	0.07
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	$0
CAP 2 Value	$30,200
CAP 3 Value	$0
Total Value	**$30,200**

General Information

Occupancy	Utility Shed
Description	Util Shed
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

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

Roofing

- ☐ Built-Up
- ☐ Metal
- ☐ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value



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					

	Total Base	
Adjustments	**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)	0.80
	Location Multiplier	0.91
	Replacement Cost	$2,044

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: Util Shed	1		D	1976	1976	50	A	$35.10	0.91	$25.55	10'x8'	$2,044	65%	$720	0%	100%	1.000	1.000	0.00	0.00	100.00	$700