

43-08-07-100-200.000-023

SCHILLING THOMAS L

6521 N KALORAMA RD

511, 1 Family Dwell - Unplatted (0 to 9.9

TIPPE LAKEFRONT - N SID

1/4

General Information

Parcel Number
43-08-07-100-200.000-023

Local Parcel Number
0571000410

Tax ID:

Routing Number
005-025-004

Ownership

SCHILLING THOMAS L
6521 N KALORAMA RD
LEESBURG, IN 46538

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	W/
07/07/2015	SCHILLING THOMAS	SEE NOTE	TD	/	\$435,000	
06/28/2013	DOBSON MARK A &	2013061433	WD	/	\$445,000	
11/08/2004	FEE ROBERT DANIEL		WD	/	\$150,000	
11/19/1996	GRIMM ROBERTA	0	TD	/		
10/15/1996	SWENSON FAMILY L	0	QC	/		
08/23/1996	SWENSON LOIS K ES	0	NA	/		

Notes

10/15/2024 REA: 2025 ADDED AN 8X9 2ND STORY OVERHANG ABOVE THE OMP ON THE FRONT OF THE HOUSE FOR REASSESSMENT.

9/25/2020 REA: 2021 CHANGED THE WDDK ON DET GAR FROM BEING PRICED AS GROUND LEVEL WDDK TO 2ND STORY BALCONY FOR REASSESSMENT.

1/31/2018 2018: 2018 HOUSE & CARRIAGE HOUSE ARE COMPLETE. CORRECTED PLMBG COUNT, ADDED A/C & CONCP PER FIELD CHECK 8/3/17

2/14/2017 BP: 2017 BP #160235 RESIDENCE, ATTGAR, DECK, PORCH \$750,000 CARRIAGE HOUSE \$200,000 4/20/16

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Legal

5-25-4
TRACT IN W 1/2 E 1/2 7-33-7 .89A PER DEED



Year: 2025

Location Information

County
Kosciusko

Township
TIPPECANOE

District 023 (Local 023)
TIPPECANOE TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 504200-023
TIPPE LAKEFRONT - N SIDE

Section/Plat
7-33-7

Location Address (1)
6521 N KALORAMA RD
LEESBURG, IN 46538

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$659,800	\$603,500	\$549,200	\$546,500	\$475,100
Land Res (1)	\$659,800	\$603,500	\$549,200	\$546,500	\$475,100
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$1,273,500	\$1,078,400	\$980,900	\$875,900	\$669,000
Imp Res (1)	\$1,273,500	\$1,078,400	\$752,100	\$671,600	\$514,200
Imp Non Res (2)	\$0	\$0	\$219,500	\$196,000	\$148,000
Imp Non Res (3)	\$0	\$0	\$9,300	\$8,300	\$6,800
Total	\$1,933,300	\$1,681,900	\$1,530,100	\$1,422,400	\$1,144,100
Total Res (1)	\$1,933,300	\$1,681,900	\$1,301,300	\$1,218,100	\$989,300
Total Non Res (2)	\$0	\$0	\$219,500	\$196,000	\$148,000
Total Non Res (3)	\$0	\$0	\$9,300	\$8,300	\$6,800

2/14/2017 2017: REMOVED NO WELL/SEPTIC FACTOR & ADDED NEW RESIDENCE/DETGAR PER FIELD CHECK 1/20/17

11/1/2013 2014: REMOVED ALL IMPROVEMENTS PER FIELD CHECK 9/6/2013

9/18/2009 BP: 021479 11/22/02 ADDED 9 X 13 SHED 3/26/04

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 60' X 125', CI 60' X 125')

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		50	75x399	1.06	\$8,200	\$8,692	\$651,900	0%	1.0000	100.00	0.00	0.00	\$651,900
R	F		0	16x154x44g	0.06	\$8,200	\$492	\$7,872	0%	1.0000	100.00	0.00	0.00	\$7,870

Land Computations

Calculated Acreage	0.74
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	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	\$659,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$659,800

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision

Lot

Market Model
Tippe Lake - Newer

Characteristics

Topography Level

Flood Hazard

Public Utilities ERA

Gas, Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage
Other

Printed Thursday, April 10, 2025

Review Group 2025

Data Source N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2 1/2
Style	N/A
Finished Area	3192 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Masonry	192	\$10,500
Porch, Open Frame	192	\$5,600
Patio, Concrete	136	\$1,000
Patio, Concrete	152	\$1,200
Porch, Open Masonry	187	\$9,700

Plumbing

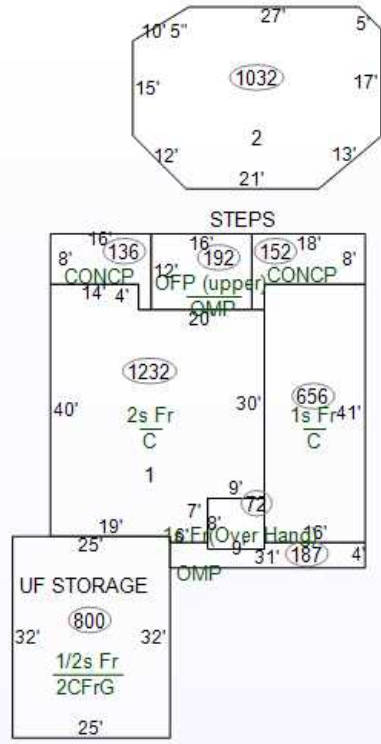
	#	TF
Full Bath	3	9
Half Bath	2	4
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	4	4
Total	11	19

Accommodations

Bedrooms	4
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1888	1888	\$160,400	
2	1Fr	1304	1304	\$62,400	
3					
4					
1/4					
1/2	1Fr	800	0	\$36,300	
3/4					
Attic					
Bsmt					
Crawl		1888	0	\$10,700	
Slab					

Total Base \$269,800

Adjustments 1 Row Type Adj. x 1.00 \$269,800

Unfin Int (-) 1/2:800 (\$16,900)

Ex Liv Units (+) \$0

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) MS:1 MO:2 \$8,000

No Heating (-) \$0

A/C (+) 1:1888 2:1304 \$8,200

No Elec (-) \$0

Plumbing (+ / -) 19 - 5 = 14 x \$800 \$11,200

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$280,300

Sub-Total, 1 Units

Exterior Features (+) \$28,000 \$308,300

Garages (+) 800 sqft \$30,400 \$338,700

Quality and Design Factor (Grade) 1.60

Location Multiplier 0.90

Replacement Cost \$487,728

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	2 1/2	Wood Fr	A	2016	2016	9	A		0.90		3,992 sqft	\$487,728	7%	\$453,590	0%	100%	1.950	1.100	100.00	0.00	0.00	\$973,000
2: CONCP	1		C	2017	2017	8	A		0.90		1032 sqft	\$6,930	7%	\$6,440	0%	100%	1.950	1.100	100.00	0.00	0.00	\$13,800

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	N/A
Finished Area	1080 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Balcony	48	\$2,000

Plumbing

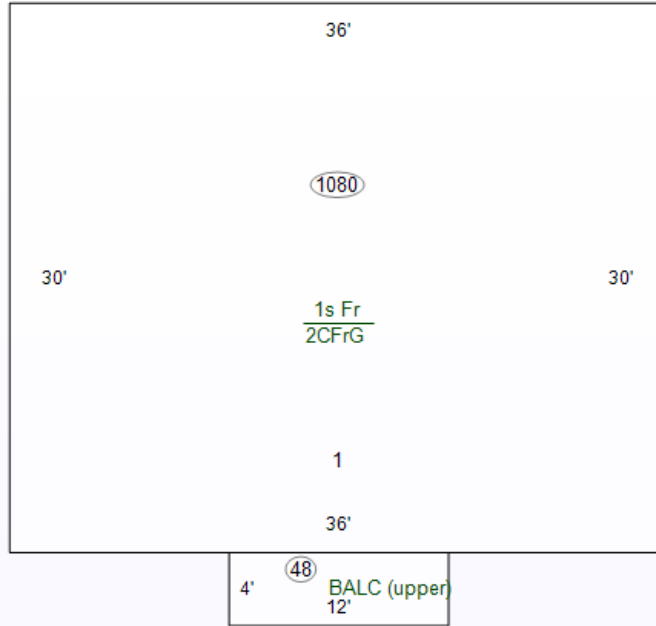
#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	1 1
Total	4 6

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2	1Fr	1080	1080	\$54,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

Total Base \$54,500

Adjustments 1 Row Type Adj. x 1.00 \$54,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	2:1080	\$2,200
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$57,500

Sub-Total, 1 Units

Exterior Features (+) \$2,000 \$59,500

Garages (+) 1080 sqft \$40,300 \$99,800

Quality and Design Factor (Grade) 1.60

Location Multiplier 0.90

Replacement Cost \$143,712

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	2	Wood Fr	A	2016	2016	9	A			0.90		1,080 sqft	\$143,712	7%	\$133,650	0%	100%	1.950	1.100	100.00	0.00	0.00	\$286,700

