

Completely Updated & Move-In Ready Condo in Tall Oaks Estates



Move in with confidence. Instead of budgeting for a roof, furnace, air conditioner, flooring, paint, lighting, or bathroom updates, you'll enjoy a home where those major improvements have already been completed!

This exceptionally well-maintained Tall Oaks condo lets you spend your time enjoying the four-season room, finished basement, and open living spaces—not planning your next renovation.

Skylight and vaulted ceilings create an open, welcoming atmosphere from the moment you step inside. Enjoy the gas-log fireplace and the convenience of main-floor laundry. Whether you're sipping coffee on the front porch or entertaining family and friends on the backyard deck and patio, every space has been designed for comfortable, easy living.

If you've been searching for a home that offers thoughtful updates, exceptional maintenance, and the freedom to simply move in and enjoy life, this Tall Oaks condominium deserves a place at the top of your list!

Schedule your private showing today and experience firsthand why homes with this level of care and quality are so hard to find.



Upgrades & Amenities for Condo

14704 Candie Lane, Plymouth, Indiana

All the dates are for when things were installed/upgraded

Features

Fresh paint throughout (2022)

New laminate flooring throughout (2022)

Upgraded lighting throughout (2026)

Upgraded window coverings throughout (2026)

Bathrooms 2 full

Upgraded bathroom fixtures (2026)

Walk-in shower in the master (2019)

Shower/soaker tub guest bath

Appliances that stay

Gas stove (2020)

Refrigerator (2018)

Dish washer (2019)

Washer & dryer (2018)

Mechanical systems features

Hot water heater (2018)

Sump pump with battery back up (2018)

Own water softener (no monthly contract!)

New furnace (2021)

New air conditioner (2021)

Humidifier & water panel (2020)

Electrical

Updated light switches & outlets throughout (2022)

Exterior Features

New roof (2021)

New gutter covers (2025)

Back cement patio & sidewalk (2021)

Wood deck with River rock landscaping



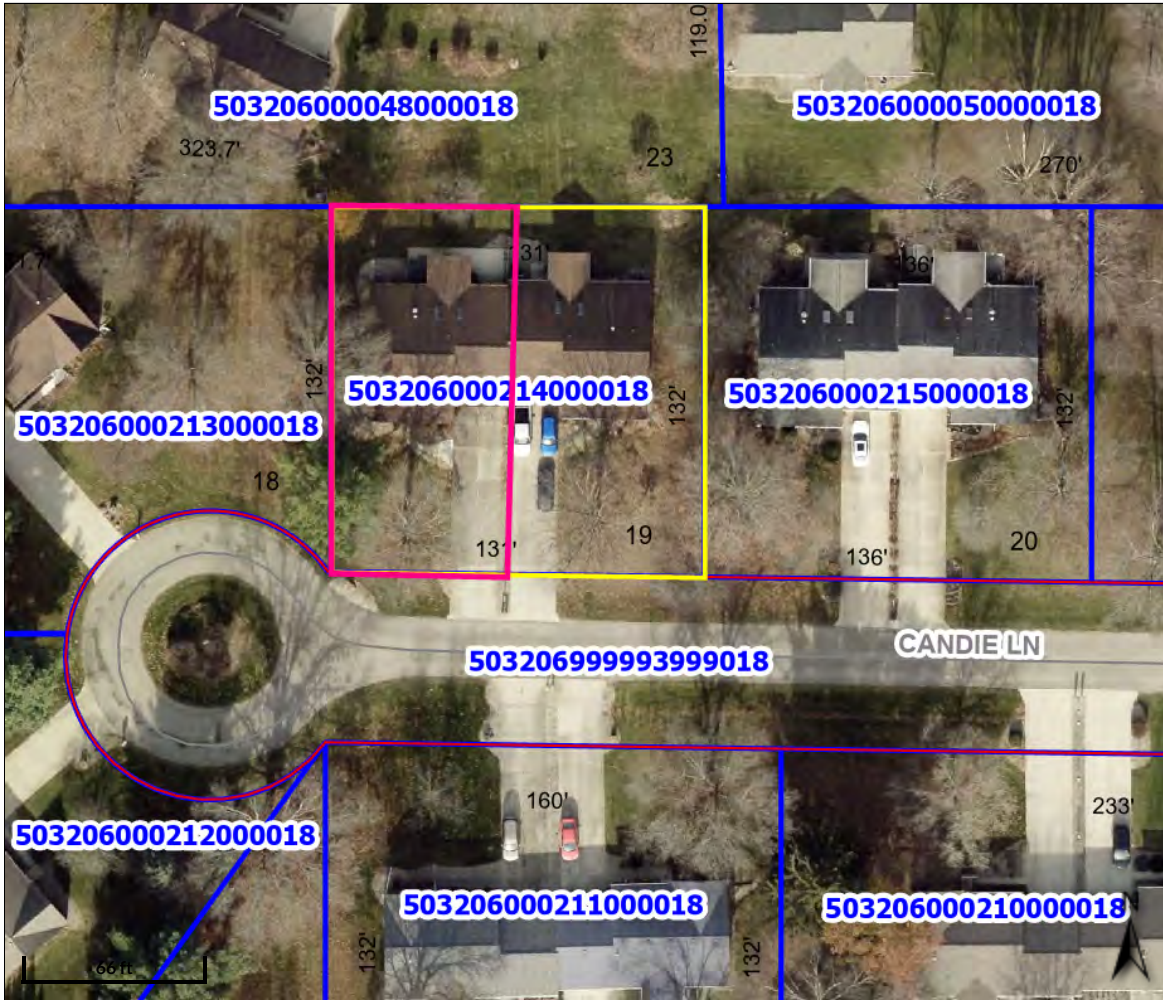
Auction No



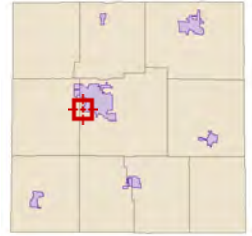
Zoning Description

Agent Remarks New Price, Motivated Seller!

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Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.



Overview



Legend

-  Corp Line
-  Parcel Search
-  Parcel Lines
-  Township Boundaries
-  Road Centerlines
-  Road RoW

Parcel ID	503206000214002018	Alternate ID	0028902500	Owner Address	MCFARLANE CHRISTIANNE
Sec/Twp/Rng	06/33/2	Class	Condominium Unit - Platted Lot		14704 CANDIE LN
Property Address	14704 CANDIE LN	Acreage	n/a		PLYMOUTH, IN 46563
	PLYMOUTH				

District CENTER TOWNSHIP

Brief Tax Description ACREAGE: AUDITOR DESC: DWEL UNT 14704 TALL OAKS EST CNDMN CM LEGAL DESC:

(Note: Not to be used on legal documents)

Date created: 5/8/2026

Last Data Uploaded: 5/8/2026 3:12:25 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Property address (number and street, city, state, and ZIP code)

14704 Candie Lane, Plymouth, In 46563

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	✓			
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher			✓	
Disposal	✓			
Freezer	✓			
Gas Grill	✓			
Hood			✓	
Microwave Oven	✓			
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:	✓			

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	✓			
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks	✓			
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors			✓	
Switches and Outlets			✓	
Vent Fan(s)			✓	
☐ 60 ☐ 100 ☐ 200 Amp Service				✓
Generator	✓			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	✓			
Septic Field / Bed			✓	
Septic & Holding Tank / Septic Mound			✓	
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump			✓	
Irrigation Systems			✓	
Water Heater / Electric	✓			
Water Heater / Gas			✓	
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener			✓	
Well			✓	
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)	✓			
Swimming Pool & Pool Equipment	✓			

	Yes	No	Unknown
Are the structures connected to a public water system?	•	✓	
Are the structures connected to a public sewer system?	•	✓	
Are there any additions that may require improvements to the sewage disposal system?	•	✓	
If yes, have the improvements been completed on the sewage disposal system?		✓	
Are the structure(s) connected to a private / community water system?	•	✓	
Are the structure(s) connected to a private / community sewer system?	•	✓	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Chris McFarlane</i>	Date (mm / dd / yyyy) 04.22.26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)

14704 Candie Lane, Plymouth, IN 46563

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	√			
Boiler / Radiator	√			
Central Air Conditioning			√	
Electric Heat Pump	√			
Furnace Heat / Gas			√	
Furnace Heat / Electric	√			
Geothermal	√			
Solar House-Heating	√			
Woodburning Stove	√			
Fireplace			√	
Fireplace Insert	√			
Air Cleaner	√			
Humidifier			√	
Propane Tank	√			
Other Heating Source	√			
2. ROOF		Yes	No	Unknown
Age, if known: ⁵ _____ Years.			√	
Does the roof leak?			√	
Is there present damage to the roof?			√	
Is there more than one layer of shingles on the house?			√	
If yes, how many layers? ¹ _____				
3. WATER HEATER			√	
Age, if known: ⁸ _____ Years.			√	
4. FURNACE				
Age, if known: ⁵ _____ Years.			√	
5. CENTRAL AIR CONDITIONING				
Age, if known: ⁵ _____ Years.			√	
6. HAZARDOUS CONDITIONS		Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			√	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?			√	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			√	
Explain:				

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14704 Candie Lane, Plymouth, In 46563

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			√
Are there any foundation problems with the structures?		√	
Are there any encroachments?		√	
Are there any violations of zoning, building codes, or restrictive covenants?		√	
Does the property have a shared driveway with another property?		√	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?	√		
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? -\$430	√		
Is this property located within a locally designated historic district under IC 36-7-11?		√	
Is the present use a non-conforming use? Explain:		√	
Is the access to your property via a private road?		√	
Is the access to your property via a public road?	√		
Is the access to your property via an easement?		√	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		√	
Are there any structural problems with the building?		√	
Have any substantial additions or alterations been made without a required building permit?		√	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		√	
Is there any damage due to wind, flood, termites or rodents?		√	
Have any structures been treated for wood destroying insects?		√	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		√	
Do you currently pay flood insurance?		√	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		√	
Does the property contain underground storage tank(s)?		√	
Is the homeowner a licensed real estate broker?		√	
Is there any threatened or existing litigation regarding the property?		√	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .			√
Is the property located within one (1) mile of an airport?		√	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		√	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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50-32-06-000-214.002-018

General Information

Parcel Number
50-32-06-000-214.002-018

Local Parcel Number
503206000214002018

Tax ID:
0028902500

Routing Number
32-06-304-021

Property Class 550
Condominium Unit - Platted Lot

Year: 2025

Location Information

County
Marshall

Township
CENTER TOWNSHIP

District 018 (Local 018)
CENTER TOWNSHIP

School Corp 5485
PLYMOUTH COMMUNITY

Neighborhood 200522-018
TALL OAKS ESTATES CONDOS

Section/Plat
06

Location Address (1)
14704 CANDIE LN
PLYMOUTH, IN 46563

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
High ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Improving

Printed Sunday, April 27, 2025

Review Group 2023

MCFARLANE CHRISTIANNE

Ownership

MCFARLANE MARYLEE
14704 CANDIE LANE
PLYMOUTH, IN 46563

Legal

ACREAGE: AUDITOR DESC: DWEL UNT 14704
TALL OAKS EST CNDMN CM LEGAL DESC:



14704 CANDIE LN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/03/2021	MCFARLANE MARYL		TD	2023/00394		I
05/10/2019	MCFARLANE CHRIST	0	Tr	/		I
05/10/2011	MCFARLANE MARYL	\$145,500.	WD	2011/02284	\$145,500	V
10/10/2001	MCCARTHY MARY L	W/D	WD	2001/08345		I
07/30/1997	HAYES, RENEE M.		WD	97/5035		I
01/18/1989	CAMMCO INC		WD	/		I

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	Annual Value	Annual Value	Alloc Chg	Annual Value	Annual Value
03/14/2025	As Of Date	01/01/2025	01/01/2024	07/05/2023	01/01/2023	01/01/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☒	☐	☐
\$27,500	Land	\$27,500	\$31,700	\$30,400	\$30,400	\$30,400
\$27,500	Land Res (1)	\$27,500	\$31,700	\$30,400	\$30,400	\$30,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$169,400	Improvement	\$169,400	\$152,300	\$146,200	\$146,200	\$146,200
\$169,400	Imp Res (1)	\$169,400	\$152,300	\$146,200	\$146,200	\$146,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$196,900	Total	\$196,900	\$184,000	\$176,600	\$176,600	\$176,600
\$196,900	Total Res (1)	\$196,900	\$184,000	\$176,600	\$176,600	\$176,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' 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	SI		66	66x137	1.00	\$27,532	\$27,532	\$27,532	0%	1.0000	100.00	0.00	0.00	\$27,530

TALL OAKS ESTATES CO

1/2

Notes

8/22/2022 23CR: NO CHANGES NOTED
8/21/2020 21CR: ADJUSTED DWLG EFF YR TO 1991.

Land Computations

Calculated Acreage	0.21
Actual Frontage	66
Developer Discount	☐
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	\$27,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$27,500

General Information

Occupancy

Row Type

Description

Row Type R 01

Story Height

1

Style

N/A

Finished Area

1724 sqft

Make

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☒ Wood

☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☒ Paneling

☐ Other

☐ Fiberboard

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

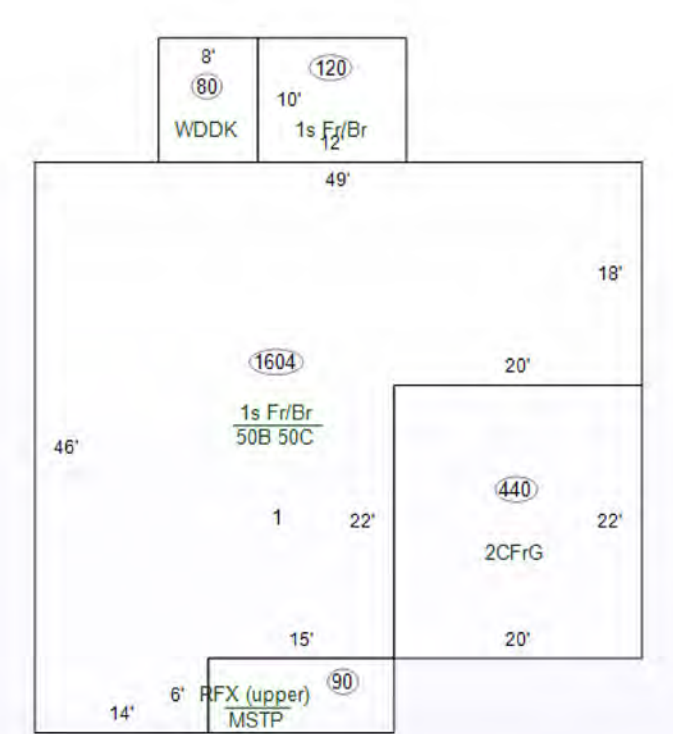
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Stoop, Masonry	90	\$3,200
Canopy, Roof Extension	90	\$1,600
Wood Deck	80	\$2,300



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1724	1724	\$154,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		802	0	\$30,600	
Crawl		802	0	\$6,800	
Slab					
				Total Base	\$191,500
Adjustments				2 Row Type Adj. x 0.92	\$176,180
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)				3:401	\$7,800
Loft (+)					\$0
Fireplace (+)				PS:1 PO:1	\$4,700
No Heating (-)					\$0
A/C (+)				1:1724	\$5,200
No Elec (-)					\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$196,280
				Sub-Total, 1 Units	
Exterior Features (+)				\$7,100	\$203,380
Garages (+) 440 sqft				\$18,900	\$222,280
Quality and Design Factor (Grade)				1.05	
Location Multiplier				0.90	
				Replacement Cost	\$210,055

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: Row Type R 01	1	2/6 Maso	C+1	1987	1991	34	A			0.90		2,526 sqft	\$210,055	26%	\$155,440	0%	100%	1.090	1.000	100.00	0.00	0.00	\$169,400