

76-04-35-320-806.000-007

General Information

Parcel Number
76-04-35-320-806.000-007

Local Parcel Number
043532080600009

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Steuben

Township
MILLGROVE TOWNSHIP

District 007 (Local 09)
MILLGROVE TOWNSHIP

School Corp 4515
PRAIRIE HEIGHTS COMMUNITY

Neighborhood 995053-045-1
LAKE FARM ESTATES

Section/Plat
35-320

Location Address (1)
55 LN 195 LK GAGE
ANGOLA, IN 46703

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Low, Rolling ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 17, 2024

Review Group 2026

SCHIMMOLLER LOVING TRUST

Ownership

SCHIMMOLLER LOVING TRUST DTD
55 LN 195 LAKE GAGE
ANGOLA, IN 46703

Legal

S PT N1/2 SW1/4 SEC 35 .485A



55 LN 195 LK GAGE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/18/2023	SCHIMMOLLER LOVI	2305-0390	Tr	2305/0390		I
11/13/1991	SCHIMMOLLER DARL	0	WD	/		I
10/25/1990	SCHIMMOLLER DARL	0	WD	/		I
07/30/1976	SCHIMMOLLER JOH	0	WD	/		I
01/01/1900	TO MCLAUGHLIN JO		WD	/		I

510, 1 Family Dwell - Platted Lot

LAKE FARM ESTATES/995 1/2

Notes

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/12/2024	04/13/2023	04/12/2022	04/14/2021	04/13/2020
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	\$720,300	\$654,900	\$600,800	\$554,800	\$433,400
Land Res (1)	\$720,300	\$654,900	\$600,800	\$554,800	\$433,400
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$358,400	\$329,700	\$308,700	\$256,900	\$205,900
Imp Res (1)	\$358,400	\$329,700	\$308,700	\$256,900	\$205,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$1,078,700	\$984,600	\$909,500	\$811,700	\$639,300
Total Res (1)	\$1,078,700	\$984,600	\$909,500	\$811,700	\$639,300
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 150' Base Lot: Res 45' X 105', CI 70' X 146')

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		78	127x140	1.12	\$10,129	\$11,344	\$1,440,688	-50%	1.0000	100.00	0.00	0.00	\$720,340

Land Computations

Calculated Acreage	0.41
Actual Frontage	78
Developer Discount	☐
Parcel Acreage	0.32
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	0.32
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	\$720,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$720,300

Data Source N/A

Collector

Appraiser

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1 1/2

Style

N/A

Finished Area

3744 sqft

Make

Floor Finish

☐Earth

☒Tile

☐Slab

☒Carpet

☒Sub & Joist

☐Unfinished

☐Wood

☐Other

Wall Finish

☒Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Porch, Open Frame	264	\$10,000
Porch, Enclosed Frame	160	\$8,900

Plumbing

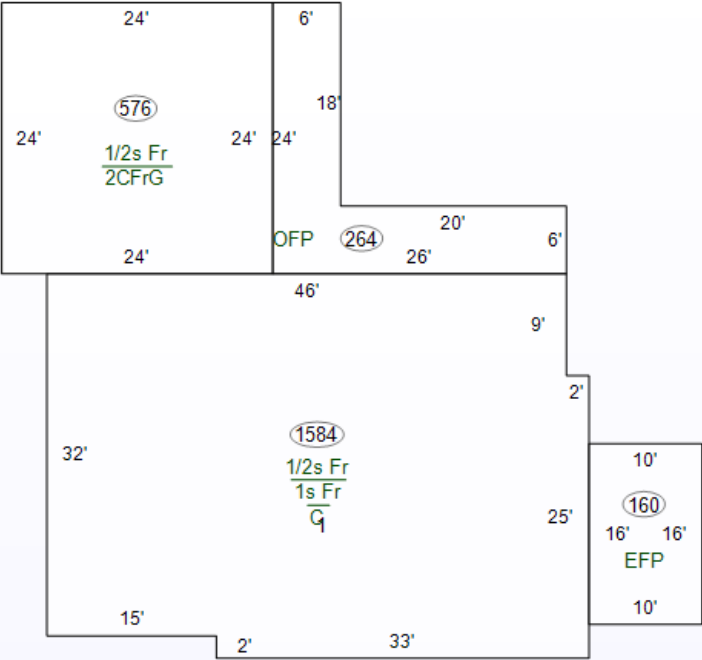
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1584	1584	\$105,100
2				
3				
4				
1/4				
1/2	1Fr	2160	2160	\$51,100
3/4				
Attic				
Bsmt				
Crawl		1584	0	\$7,300
Slab				
Total Base				\$163,500
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				MS:1 MO:1
No Heating (-)				\$0
A/C (+)				1:1584 1/2:2160
No Elec (-)				\$0
Plumbing (+ / -)				10 - 5 = 5 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$177,700
Sub-Total, 1 Units				
Exterior Features (+)				\$18,900
Garages (+) 576 sqft				\$18,600
Quality and Design Factor (Grade)				1.10
Location Multiplier				0.92
Replacement Cost				\$217,782

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 R 01	1 1/2	Wood Fr	C+2	2000	2000	24	A		0.92		3,744 sqft	\$217,782	22%	\$169,870	0%	100%	2.110	1.000	100.00	0.00	0.00	\$358,400