

43-06-31-400-037.000-019

General Information

Parcel Number
43-06-31-400-037.000-019

Local Parcel Number
2171300293

Tax ID:

Routing Number
021-122-031

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Kosciusko

Township
PRAIRIE

District 019 (Local 019)
PRAIRIE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2103119-019
HOFFMAN LAKE ON WATER

Section/Plat
31-33-5

Location Address (1)
7527 W LAKE PARK RD
WARSAW, IN 46582

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Lakeview Park on Huffman Lake

Lot
28,29&

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
ERA

Streets or Roads
TIF

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 14, 2024

Review Group 2023

MARSHALL TIMOTHY P & DEEA

Ownership

MARSHALL TIMOTHY P & DEEANA L
7527 W LAKE PARK RD
WARSAW, IN 46582

Legal

21-122-31
LOTS 28, 29, 30, 47, 48, 49 LAKEVIEW PARK & TR
E LOTS



Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
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	\$81,000	\$75,700	\$64,300	\$64,300	\$50,900
Land Res (1)	\$81,000	\$75,700	\$64,300	\$64,300	\$50,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$162,700	\$152,600	\$121,900	\$104,900	\$109,700
Imp Res (1)	\$162,700	\$146,100	\$117,800	\$101,400	\$106,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$6,500	\$4,100	\$3,500	\$3,400
Total	\$243,700	\$228,300	\$186,200	\$169,200	\$160,600
Total Res (1)	\$243,700	\$221,800	\$182,100	\$165,700	\$157,200
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$6,500	\$4,100	\$3,500	\$3,400

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 63' X 128', CI 63' X 128')

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		60	60x78	0.78	\$725	\$566	\$33,960	-24%	1.0000	100.00	0.00	0.00	\$25,960
F	F		60	60x71	0.75	\$725	\$544	\$32,640	-25%	1.0000	100.00	0.00	0.00	\$24,640
R	F		60	60x50x128	0.21	\$725	\$152	\$9,120	0%	1.0000	100.00	0.00	0.00	\$9,120
R	F		60	60x50x178	0.13	\$725	\$94	\$5,640	0%	1.0000	100.00	0.00	0.00	\$5,640
R	F		60	60x50x121	0.21	\$725	\$152	\$9,120	0%	1.0000	100.00	0.00	0.00	\$9,120
R	F		60	60x50x171	0.15	\$725	\$109	\$6,540	0%	1.0000	100.00	0.00	0.00	\$6,540

7527 W LAKE PARK RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/21/2014	MARSHALL TIMOTHY	2014100920	WD	/	\$127,500	I
05/13/2010	GUY KIM L & MARY L	2010050506	COR	/	\$39,900	I
02/01/2010	CITIMORTGAGE INC	2010020083	SH	/	\$36,188	I
08/28/1998	BLALOCK GEORGE S		WD	/	\$50,000	I
06/12/1984	WILSON JOSEPHINE	0	WD	/		I
02/15/1983	MILLER BRUCE DAVI	0	WD	/		I

Res

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R	F		60	60x50x171	0.15	\$725	\$109	\$6,540	0%	1.0000	100.00	0.00	0.00	\$6,540

510, 1 Family Dwell - Platted Lot

HOFFMAN LAKE ON WATE 1/2

Notes

8/1/2018 REA: 2019 REMOVED EXCESS FRONTAGE INLFUENCE, ADJUSTED REAR LOT LINES

1/12/2016 BP: BP# 12-0567 NEW WDDK & DOOR REPLACEMENT \$650 BP# 14-0341 GUY 10 X 20 DECK \$1500 NOT DONE SOLD PROPERTY

8/28/2014 REA: 2015 CORRECTED SIZE & SHAPE OF WOOD DECK & ADDED IN WITH HOUSE PER PICTOMETRY

2/14/2014 2014: 2014 CORRECTED FACTOR FOR NO WELL & SEPTIC

11/29/2012 COMB: 2013 PAY 2014 COMBINED 2170800410 INTO THIS PARCEL

Land Computations

Calculated Acreage	0.48
Actual Frontage	360
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	\$81,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$81,000

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	40 newer 1 st 1961-20
Finished Area	1656 sqft
Make	

Floor Finish

☐ Earth	☒ Tile
☒ Slab	☒ Carpet
☐ Sub & Joist	☐ Unfinished
☐ Wood	☐ Other
☐ Parquet	

Wall Finish

☒ Plaster/Drywall	☐ Unfinished
☐ Paneling	☐ Other
☐ Fiberboard	

Roofing

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

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	160	\$8,900
Porch, Enclosed Frame	200	\$10,500
Porch, Enclosed Frame	312	\$8,700
Wood Deck	657	\$9,900

Plumbing

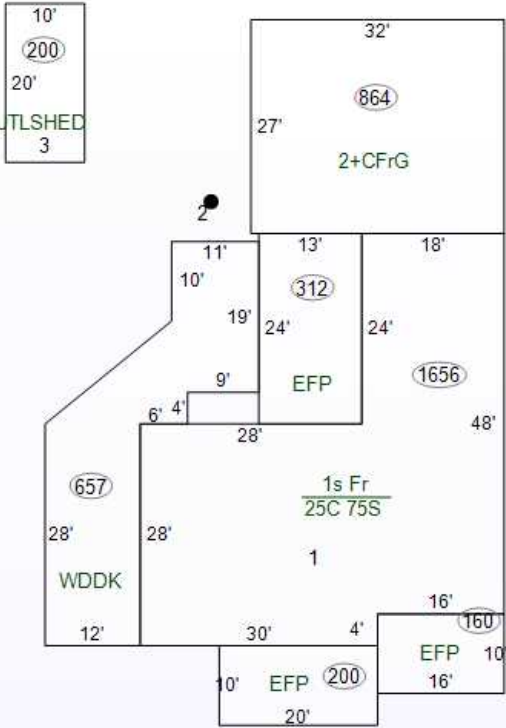
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Heat Pump



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1656	1656	\$108,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		414	0	\$4,100	
Slab		1242	0	\$0	

Total Base	\$112,800
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Adjustments	1 Row Type Adj. x 1.00	\$112,800
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1656	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$120,800
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Sub-Total, 1 Units	
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Exterior Features (+)	\$38,000	\$158,800
Garages (+) 864 sqft	\$23,800	\$182,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.92	
Replacement Cost	\$142,793	

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	1	Wood Fr	D+1	1960	1970	54 A		0.92		1,656 sqft	\$142,793	45%	\$78,540	0%	100%	1.970	1.000	100.00	0.00	0.00	\$154,700
2: HOT TUB	1	SV	C	2015	2015	9 A		0.92				30%		0%	100%	1.970	1.000	100.00	0.00	0.00	\$1,700
3: Utility Shed	1		C	2020	2020	4 A	\$20.44	0.92	\$18.80	10'x20'	\$3,761	15%	\$3,200	0%	100%	1.970	1.000	100.00	0.00	0.00	\$6,300