

46-09-16-100-007.000-027

General Information

Parcel Number
46-09-16-100-007.000-027

Local Parcel Number
46-09-16-100-007.000-027

Tax ID:

Routing Number
09-16-000-004

Property Class 504
Vacant - Unplatted (30 to 39.99 Acr

Year: 2026

Location Information

County
LaPorte

Township
NEW DURHAM TOWNSHIP

District 027 (Local 048)
NEW DURHAM TOWNSHIP

School Corp 4860
NEW DURHAM TOWNSHIP

Neighborhood 4613500-027
New Durham Rural Res & Ag

Section/Plat
16

Location Address (1)
S HWY 421
WESTVILLE, IN 46391

Zoning

Subdivision

Lot

Market Model
4613500 - NEW DURHAM RES & A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Sewer ☐

Streets or Roads TIF
Proposed ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, May 5, 2026

Review Group 2022

Forszt & Forszt LLC

Ownership

Forszt & Forszt LLC
1151 Morthland Dr
Valparaiso, IN 46385

Legal

48-09-16-100-007 IN N 1/2 NW 1/4 S 16 T36 R4. 39 A.



S HWY 421

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/08/2025	Forszt & Forszt LLC	2025R-00210	QC	/		I
10/13/2009	Forszt Mark & Michael	2010R-00165	WD	/	\$100,000	V
06/22/2004	SOUTH COAST LLC		WD	/	\$450,000	I
04/14/2000	LAKE COUNTY TRUS		WD	/		I
04/14/2000	BANK FIRST CITIZEN		WD	/	\$4	I
01/01/1900	BANK FIRST CITIZEN		WD	/		I

Res

Valuation Records

Assessment Year	2026	2025	2025	2024	2024
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/06/2026	05/16/2025	04/10/2025	05/23/2024	04/11/2024
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	\$172,200	\$172,200	\$172,200	\$172,200	\$172,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$172,200	\$172,200	\$172,200	\$172,200	\$78,000
Land Non Res (3)	\$0	\$0	\$0	\$0	\$94,200
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$172,200	\$172,200	\$172,200	\$172,200	\$172,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$172,200	\$172,200	\$172,200	\$172,200	\$78,000
Total Non Res (3)	\$0	\$0	\$0	\$0	\$94,200

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 90' X 120', CI 90' X 120')

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
9	A		0	1.0000	1.00	\$32,400	\$32,400	\$32,400	-40%	1.0000	0.00	100.00	0.00	\$19,440
91	A		0	10.00	1.00	\$6,500	\$6,500	\$65,000	-25%	1.0000	0.00	100.00	0.00	\$48,750
91	A		0	24.00	1.00	\$6,500	\$6,500	\$156,000	-50%	1.0000	0.00	100.00	0.00	\$78,000
91	A		0	4.00	1.00	\$6,500	\$6,500	\$26,000	0%	1.0000	0.00	100.00	0.00	\$26,000

New Durham Rural Res & 1/2

Notes

9/13/2018 VACANT LAND INF.:
3/20/2015 2010: ASSESSED FOR 2010 PAY 2011 not farmed, changed to res excess
3/20/2015 RR15: ROLLING REASSESSMENT 2015 12/10/2014 kdd

Land Computations

Calculated Acreage	39.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	39.00
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	1.00
91/92 Acres	38.00
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	\$19,400
91/92 Value	\$152,800
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$172,200
CAP 3 Value	\$0
Total Value	\$172,200

