General Information

Parcel Number
57-03-29-200-002.000-006

Local Parcel Number
03-100425-00

Tax ID:
03-100425-00

Routing Number
- - - - - -

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
Noble

Township
ELKHART TOWNSHIP

District 006 (Local 003)
ELKHART TOWNSHIP

School Corp 6065
WEST NOBLE

Neighborhood 0650100
Elkhart Twp Base Area

Section/Plat
029

Location Address (1)
7275 N 400 W
WAWAKA, IN 46794

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, May 7, 2026
Review Group 2026

Ownership

TRI COUNTY LAND TRUSTEE CORP
C/O LAMBRIGHT MICHAEL & LUCIND
7275 N 400 W
WAWAKA, IN 46794

Legal

E PT E 1/2 SE 1/4 SEC 29 8.31A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/30/2026	TRI COUNTY LAND T	260100449	CT	/	$345,000	I
12/31/2025	TRI COUNTY LAND T	251200709	PR	/	$345,000	I
10/27/2009	O CONNELL NANCY	091000639	QC	/		I
04/15/1998	KESTERKE NANCY G		WD	/		I

Notes

Agricultural

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

2026	Assessment Year	2026	2025	2025	2024	2024
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
05/06/2026	As Of Date	04/10/2026	05/22/2025	04/04/2025	07/01/2024	04/11/2024
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	☐	☑	☐	☑	☐
$43,800	**Land**	**$43,800**	**$40,700**	**$41,600**	**$41,200**	**$41,200**
$35,000	Land Res (1)	$35,000	$32,200	$32,200	$32,200	$32,200
$8,800	Land Non Res (2)	$8,800	$8,500	$9,400	$9,000	$9,000
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$153,600	**Improvement**	**$153,600**	**$146,500**	**$146,500**	**$132,700**	**$132,700**
$151,200	Imp Res (1)	$151,200	$144,700	$144,700	$131,000	$131,000
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$2,400	Imp Non Res (3)	$2,400	$1,800	$1,800	$1,700	$1,700
$197,400	**Total**	**$197,400**	**$187,200**	**$188,100**	**$173,900**	**$173,900**
$186,200	Total Res (1)	$186,200	$176,900	$176,900	$163,200	$163,200
$8,800	Total Non Res (2)	$8,800	$8,500	$9,400	$9,000	$9,000
$2,400	Total Non Res (3)	$2,400	$1,800	$1,800	$1,700	$1,700

Land Data (Standard Depth: Res 132', CI 100' Base Lot: Res 66' X 132', 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
9ag	A		0	1.0000	1.00	$35,000	$35,000	$35,000	0%	1.0000	100.00	0.00	0.00	$35,000
92	A		0	0.135	1.00	$15,300	$15,300	$2,066	0%	1.0000	0.00	100.00	0.00	$2,070
4	A	FOB	0	1.110	0.72	$2,120	$1,526	$1,694	0%	1.0000	0.00	100.00	0.00	$1,690
4	A	CCC	0	.951	0.50	$2,120	$1,060	$1,008	0%	1.0000	0.00	100.00	0.00	$1,010
4	A	FOC2	0	2.247	0.60	$2,120	$1,272	$2,858	0%	1.0000	0.00	100.00	0.00	$2,860
5	A	RSB	0	.064	0.98	$2,120	$2,078	$133	-60%	1.0000	0.00	100.00	0.00	$50
5	A	FOB	0	.321	0.72	$2,120	$1,526	$490	-60%	1.0000	0.00	100.00	0.00	$200
5	A	CCC	0	1.501	0.50	$2,120	$1,060	$1,591	-60%	1.0000	0.00	100.00	0.00	$640
71	A		0	.155	1.00	$2,120	$2,120	$329	-40%	1.0000	0.00	100.00	0.00	$200
82	A		0	.823	1.00	$2,120	$2,120	$1,745	-100%	1.0000	0.00	100.00	0.00	$00

Data Source Aerial **Collector** **Appraiser** 05/06/2025 JB

Land Computations

Calculated Acreage	8.31
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	8.31
81 Legal Drain NV	0.00
82 Public Roads NV	0.82
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.14
Total Acres Farmland	6.35
Farmland Value	$6,650
Measured Acreage	6.35
Avg Farmland Value/Acre	1047
Value of Farmland	$6,650
Classified Total	$0
Farm / Classifed Value	$6,700
Homesite(s) Value	$35,000
91/92 Value	$2,100
Supp. Page Land Value	
CAP 1 Value	$35,000
CAP 2 Value	$8,800
CAP 3 Value	$0
Total Value	**$43,800**

General Information

Occupancy	Single-Family
Description	SINGLE-FAMILY RES
Story Height	1 1/2
Style	N/A
Finished Area	1850 sqft
Make	

Floor Finish

- [ ] Earth
- [x] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	6

Heat Type

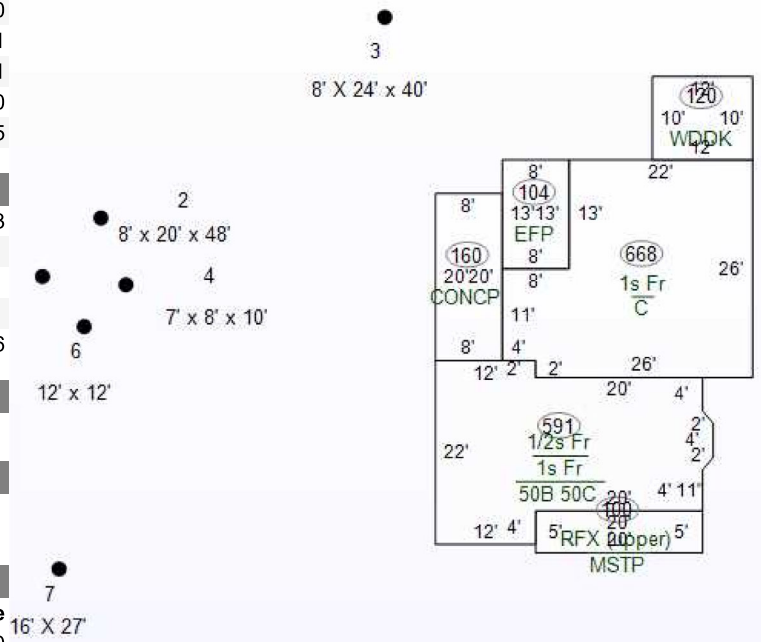
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Stoop, Masonry	100	$3,000
Canopy, Roof Extension	100	$1,500
Patio, Concrete	160	$1,200
Porch, Enclosed Frame	104	$10,000
Wood Deck	120	$2,700



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1259	1259	$149,200	
2					
3					
4					
1/4					
1/2	1Fr	591	591	$47,000	
3/4					
Attic					
Bsmt		296	0	$29,000	
Crawl		964	0	$6,700	
Slab					
			Total Base		$231,900
Adjustments			**1 Row Type Adj. x 1.00**		$231,900
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1/2:591 1:1259	$5,300
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$237,200
				Sub-Total, 1 Units	
Exterior Features (+)				$18,400	$255,600
Garages (+) 0 sqft				$0	$255,600
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.96
				Replacement Cost	$220,838

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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 RESIDE	1 1/2	Wood Fr	D+2	1900	1970	56	A		0.96		2,146 sqft	$220,838	45%	$121,460	0%	100%	1.160	1.000	100.00	0.00	0.00	$140,900
2: BARN, POLE	1	T3AW	C	1988	1988	38	A	$35.10	0.96		20' x 48' x 8'	$27,225	55%	$12,250	70%	100%	1.000	1.000	100.00	0.00	0.00	$3,700
3: BARN, POLE2	1	T3AW	C	1993	1993	33	A	$35.10	0.96		24' x 40' x 8'	$23,824	55%	$10,720	60%	100%	1.000	1.000	100.00	0.00	0.00	$4,300
4: Lean-To	1	Earth Flo	C	2008	2008	18	A	$10.59	0.96		8'x10' x 7'	$813	35%	$530	65%	100%	1.000	1.000	0.00	0.00	100.00	$200
5: LEAN-TO	1	Concrete	C	1993	1993	33	A	$15.40	0.96		16'x43' x 8'	$10,171	55%	$4,580	65%	100%	1.000	1.000	100.00	0.00	0.00	$1,600
6: MILK HOUSE	1	C	C	1940	1940	86	F	$105.8	0.96		12'x12'	$14,626	70%	$4,390	50%	100%	1.000	1.000	0.00	0.00	100.00	$2,200
7: UTILITY SHED	1		D	1960	1960	66	F	$22.52	0.96	$17.30	16'x27'	$7,472	70%	$2,240	70%	100%	1.000	1.000	100.00	0.00	0.00	$700