General Information

Parcel Number
92-04-11-000-404.000-009

Local Parcel Number
060-140-00002400

Tax ID:

Routing Number
33

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information

County
Whitley

Township
SMITH TOWNSHIP

District 009 (Local 060)
SMITH TOWNSHIP

School Corp 8625
SMITH-GREEN COMMUNITY

Neighborhood 920910-009
SMITH AG & RURAL

Section/Plat
11

Location Address (1)
7775 E US 33
Churubusco, IN 46723

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Wednesday, May 6, 2026
Review Group 2025

Ownership

J&C Nicodemus Family Farms LLC
7865 E US 33
Churubusco, IN 46723

Legal

N PT E2 NW4 EX 2.86A EX 6.913A EX 3.188A EX .070A S11 T32 R10 2.965A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/23/2022	J&C Nicodemus Famil	2022020376	TD	/	$145,000	I
03/04/2003	Nicodemus Family Tru	2003030101	QC	/		I
03/04/2003	NICODEMUS GLEN L	2003030102	QC	/		I
03/05/1993	NICODEMUS BONNIE		WD	9303/126		I
04/15/1991	.070 A SPLIT TO STA		WD	9104/213		I
04/26/1990	SURVEY		WD	9004/390		I

Notes

9/30/2024 RA 25: No change

8/7/2019 RA20: No change per reassessment

1/1/1900 RA16: Reassessment 2016
Removed FLCONC

Res

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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
04/07/2026	As Of Date	04/10/2026	04/15/2025	04/10/2024	04/10/2023	04/07/2022
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	☐	☐	☐	☐	☐
$46,800	**Land**	**$46,800**	**$46,800**	**$46,800**	**$44,700**	**$39,900**
$31,500	Land Res (1)	$31,500	$31,500	$31,500	$30,000	$26,700
$15,300	Land Non Res (2)	$15,300	$15,300	$15,300	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$14,700	$13,200
$157,900	**Improvement**	**$157,900**	**$157,600**	**$149,100**	**$134,100**	**$128,800**
$157,900	Imp Res (1)	$157,900	$157,600	$149,100	$125,900	$120,500
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$8,200	$8,300
$204,700	**Total**	**$204,700**	**$204,400**	**$195,900**	**$178,800**	**$168,700**
$189,400	Total Res (1)	$189,400	$189,100	$180,600	$155,900	$147,200
$15,300	Total Non Res (2)	$15,300	$15,300	$15,300	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$22,900	$21,500

Land Data (Standard Depth: Res 120', CI 120' 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
9	A		0	1.0000	1.00	$31,500	$31,500	$31,500	0%	1.0000	100.00	0.00	0.00	$31,500
91	A		0	1.9650	1.00	$7,800	$7,800	$15,327	0%	1.0000	0.00	100.00	0.00	$15,330

Data Source Aerial **Collector** **Appraiser** 09/18/2024 KW

Land Computations

Calculated Acreage	2.96
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.97
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	1.96
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 / Classifed Value	$0
Homesite(s) Value	$31,500
91/92 Value	$15,300
Supp. Page Land Value	
CAP 1 Value	$31,500
CAP 2 Value	$15,300
CAP 3 Value	$0
Total Value	**$46,800**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	20
Finished Area	1288 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

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

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

Accommodations

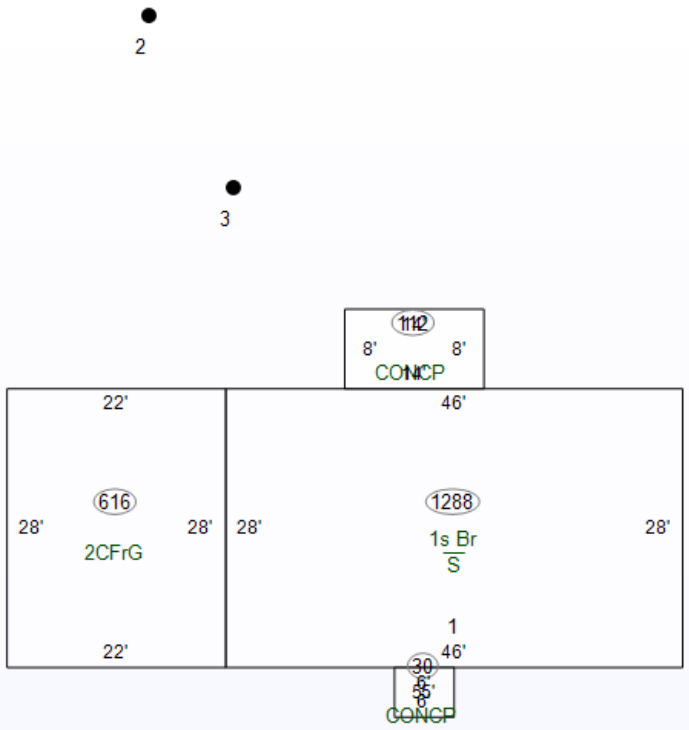
Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Heat Pump

Exterior Features

Description	Area	Value
Patio, Concrete	112	$800
Patio, Concrete	30	$200



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1288	1288	$168,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1288	0	$0	
				Total Base	$168,600
Adjustments				**1 Row Type Adj. x 1.00**	$168,600
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $1,400	$4,200
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$172,800
				Sub-Total, 1 Units	
Exterior Features (+)				$1,000	$173,800
Garages (+) 616 sqft				$26,800	$200,600
				Quality and Design Factor (Grade)	0.95
				Location Multiplier	0.96
				Replacement Cost	$182,947

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 R 01	1	Brick	C-1	1966	1974	52	A		0.96		1,288 sqft	$182,947	40%	$109,770	0%	100%	1.310	1.000	100.00	0.00	0.00	$143,800
2: Barn, Pole (T3) (12x24x6)	1	T31SO	D	1967	1967	59	A	$31.63	0.96		12' x 24' x 6'	$4,352	65%	$1,520	0%	100%	1.000	1.000	100.00	0.00	0.00	$1,500
3: Barn, Pole (T3) (36x40x10	1	T3AW	C	1967	1967	59	F	$33.38	0.96		36' x 40' x 10'	$41,915	70%	$12,570	0%	100%	1.000	1.000	100.00	0.00	0.00	$12,600