General Information

Parcel Number
50-23-24-000-032.000-012

Local Parcel Number
502324000032000012

Tax ID:
0070111200

Routing Number
23-24-201-129

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

Year: 2026

Location Information

County
Marshall

Township
TIPPECANOE TOWNSHIP

District 012 (Local 012)
TIPPECANOE TOWNSHIP

School Corp 5495
TRITON

Neighborhood 700502-012
TIPPECANOE & OLD TIP TOWN

Section/Plat
24

Location Address (1)
3303 BLACKFORD DR
TIPPECANOE, IN 46570

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard ☐

Public Utilities
Gas, Electricity

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Monday, April 27, 2026

Review Group 2024

Ownership

RDK PROPERTY GROUP LLC
58192 WINDSONG DRIVE
ELKHART, IN 46517

Legal

ACREAGE: .74 AUDITOR DESC: PAR 16 1844.3' N & 1476.34' W SE COR LEGAL DESC: LC BRIGHT

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/27/2026	RDK PROPERTY GR	$23,000	WAR	2026/01050		I
05/23/2017	HARTBARGER RICKE	$40,000.	Qu	/	$40,000	I
11/01/2010	HARTBARGER CURTI	LAND CONTRACT	LC	2010/06185	$68,000	I
06/30/2006	HARTBARGER CURTI	WARR DEED	WD	2006/04776	$25,000	I
03/02/1995	HARTBARGER RICKE		WD	91/8376		I
03/03/1979	ROWE KERNIE & CH		WD	/		I

Res Master Parcel of 1

Valuation Records

Assessment Year	2026	2025	2024	2023	2023
Reason For Change	Annual Value	Annual Value	Annual Value	Alloc Chg	Annual Value
As Of Date	01/01/2026	01/01/2025	01/01/2024	07/05/2023	01/01/2023
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	**$11,300**	**$13,200**	**$13,200**	**$12,900**	**$12,900**
Land Res (1)	$11,300	$13,200	$13,200	$12,900	$12,900
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$81,600**	**$97,300**	**$81,100**	**$76,600**	**$76,600**
Imp Res (1)	$81,600	$97,300	$81,100	$61,300	$61,300
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$15,300	$15,300
Total	**$92,900**	**$110,500**	**$94,300**	**$89,500**	**$89,500**
Total Res (1)	$92,900	$110,500	$94,300	$74,200	$74,200
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$15,300	$15,300

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 80' 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	S		0	32234	1.00	$.35	$.35	$11,282	0%	1.0000	100.00	0.00	0.00	$11,280

Data Source Aerial **Collector** 09/11/2023 EL **Appraiser** 09/11/2023 EL

Notes

3/18/2026 26GI: REVISED STATS FOR 1/1/26.

9/11/2023 24CR: T3AW IS NOW ATTACHED TO DWLG BY AN EFP; ADDED EFP FOR 1/1/24.

1/9/2020 20GI: CORRECTED TRENDING FACTOR, CHANGED LAND PRICING TO SF. MOVED FROM NEI 7005025 & COMBINED WITH 700502.

12/18/2017 18GI: UPDATED ALLOCATIONS BASED ON CONTIG PARCEL.

3/20/2012 06INH: DWELLING 100% COMPLETE.

Land Computations

Calculated Acreage	0.74
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.74
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	0.74
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 / Classifed Value	$0
Homesite(s) Value	$11,300
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$11,300
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$11,300**

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	Modular
Finished Area	1248 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

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

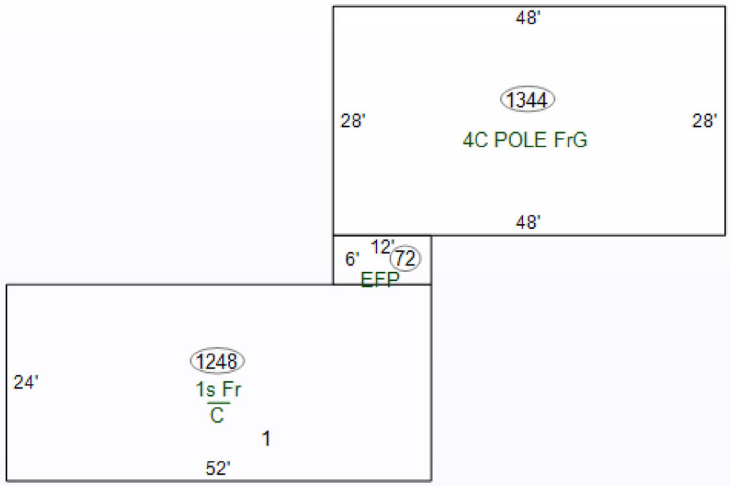
Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	5

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	72	$8,200



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1248	1248	$149,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1248	0	$7,900	
Slab					
			Total Base		$157,100
Adjustments			**1 Row Type Adj. x 1.00**		$157,100
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1248	$4,500
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$161,600
				Sub-Total, 1 Units	
Exterior Features (+)				$8,200	$169,800
Garages (+) 1344 sqft				$53,200	$223,000
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.92
				Replacement Cost	$184,644

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	1	Wood Fr	D+2	1999	2004	22	P		0.92		1,248 sqft	$184,644	48%	$96,010	0%	100%	0.850	1.000	100.00	0.00	0.00	$81,600

General Information

Parcel Number
50-23-24-000-033.000-012

Local Parcel Number
502324000033000012

Tax ID:
0070111400

Routing Number
23-24-201-130

Property Class 509
Residential Parcel Classified as Vac

Year: 2026

Location Information

County
Marshall

Township
TIPPECANOE TOWNSHIP

District 012 (Local 012)
TIPPECANOE TOWNSHIP

School Corp 5495
TRITON

Neighborhood 700502-012
TIPPECANOE & OLD TIP TOWN

Section/Plat
24

Location Address (1)
BLACKFORD DR
TIPPECANOE, IN 46570

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Low, Rolling

Flood Hazard ☐

Public Utilities
Gas, Electricity

ERA ☐

Streets or Roads
Unpaved

TIF ☐

Neighborhood Life Cycle Stage
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ELKHART, IN 46517

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11/01/2010	HARTBARGER CURTI	LAND CONTRACT	LC	2010/06185	$68,000	I
12/29/2006	HARTBARGER CURTI	WARR DEED	WD	2006/09236	$900	V
03/04/1992	BLACKFORD DALE E		WD	/		I
03/03/1992	MARSHA KAY MILLE		WD	/		I

Notes

9/11/2023 24CR: NO CHANGES NOTED.

1/9/2020 20GI: CORRECTED TRENDING FACTOR, CHANGED LAND PRICING TO SF. MOVED FROM NEI 7005025 & COMBINED WITH 700502.

12/18/2017 18GI: UPDATED ALLOCATIONS BASED ON CONTIG PARCEL.

Res Master Parcel of 1

Valuation Records

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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	**$4,800**	**$5,600**	**$5,600**	**$5,500**	**$5,500**
Land Res (1)	$4,000	$4,600	$4,600	$4,500	$4,500
Land Non Res (2)	$800	$1,000	$0	$0	$0
Land Non Res (3)	$0	$0	$1,000	$1,000	$1,000
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	**$4,800**	**$5,600**	**$5,600**	**$5,500**	**$5,500**
Total Res (1)	$4,000	$4,600	$4,600	$4,500	$4,500
Total Non Res (2)	$800	$1,000	$0	$0	$0
Total Non Res (3)	$0	$0	$1,000	$1,000	$1,000

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 80' 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	S		0	11326	1.00	$.35	$.35	$3,964	0%	1.0000	100.00	0.00	0.00	$3,960
91	S		0	9583	1.00	$.09	$.09	$862	0%	1.0000	0.00	100.00	0.00	$860

Data Source Permit **Collector** 09/11/2023 EL **Appraiser** 09/11/2023 EL

Land Computations

Calculated Acreage	0.48
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.48
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	0.26
91/92 Acres	0.22
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	$4,000
91/92 Value	$900
Supp. Page Land Value	
CAP 1 Value	$4,000
CAP 2 Value	$800
CAP 3 Value	$0
Total Value	**$4,800**