General Information

Parcel Number
43-13-35-400-153.000-005

Local Parcel Number
1572600211

Tax ID:

Routing Number
015-106-003.A

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

Year: 2026

Location Information

County
Kosciusko

Township
FRANKLIN

District 005 (Local 005)
FRANKLIN TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 1506000-005
FRANKLIN TWP ACREAGE - RES

Section/Plat
35-31-4

Location Address (1)
9398 S 1200 W
AKRON, IN 46910

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Other

Printed Friday, March 20, 2026
Review Group 2023

Ownership

GILLMAN LANNY D & LINDA S
9398 S 1200 W
AKRON, IN 46910

Legal

15-106-3.A
PT MDL PT W1/2 SW NW 35-31-4 1.41A PER SURVEY

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/18/2005	GILLMAN LANNY D &		WD	/		I
10/08/2002	HOFF KENNETH E		WD	/		I
08/05/2002	HOWARD HAROLD D		AS	/		I
01/01/1900	HOWARD HAROLD D		WD	/		I

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
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	**$24,900**	**$24,900**	**$20,100**	**$20,100**	**$20,100**
Land Res (1)	$22,000	$22,000	$18,000	$18,000	$18,000
Land Non Res (2)	$2,900	$2,900	$2,100	$0	$0
Land Non Res (3)	$0	$0	$0	$2,100	$2,100
Improvement	**$166,700**	**$150,000**	**$152,000**	**$143,700**	**$140,800**
Imp Res (1)	$156,800	$137,200	$136,600	$106,100	$102,500
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$9,900	$12,800	$15,400	$37,600	$38,300
Total	**$191,600**	**$174,900**	**$172,100**	**$163,800**	**$160,900**
Total Res (1)	$178,800	$159,200	$154,600	$124,100	$120,500
Total Non Res (2)	$2,900	$2,900	$2,100	$0	$0
Total Non Res (3)	$9,900	$12,800	$15,400	$39,700	$40,400

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	$22,000	$22,000	$22,000	0%	1.0000	100.00	0.00	0.00	$22,000
91	A		0	0.4100	1.00	$7,000	$7,000	$2,870	0%	1.0000	0.00	100.00	0.00	$2,870

Data Source N/A **Collector** **Appraiser**

Notes

3/3/2026 2026: 2026 REMOVED MARKET ADJ FROM AG BUILDINGS

2/18/2026 2026: 2026 REMOVED OBSOL ON T2 & T3 BARNS

10/6/2022 REA: 2023 S V T2 AT $100.00 CORRECTED PRICING ON 1 SILO O $500.00 FOR REASSESSMENT

REMOVED A/C PER QUESTIONNAIRE- GC

7/16/2018 REA: 2019 CHANGED GRADE AND CONDITION AND EFYR ON HOUSE, ADDED A/C

8/26/2014 REA: 2015 CHANGED T2 BARN FROM POOR TO VERY POOR & REMOVED 16X20 DET/GARAGE &14X20 CARSHED & 50X50 HOG BLDG & 25X39 CORN CRIB & ALSO CORRECTED DRAWING ON THE HOUSE & ADDED A WDDK PER PICTOMETRY

8/15/2011 BP: BP#110176 GILLMAN BARN $17,000 4/19/2011

Land Computations

Calculated Acreage	1.41
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.41
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	0.41
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	$22,000
91/92 Value	$2,900
Supp. Page Land Value	
CAP 1 Value	$22,000
CAP 2 Value	$2,900
CAP 3 Value	$0
Total Value	**$24,900**

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	20 1 1/2 story older
Finished Area	1993 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	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

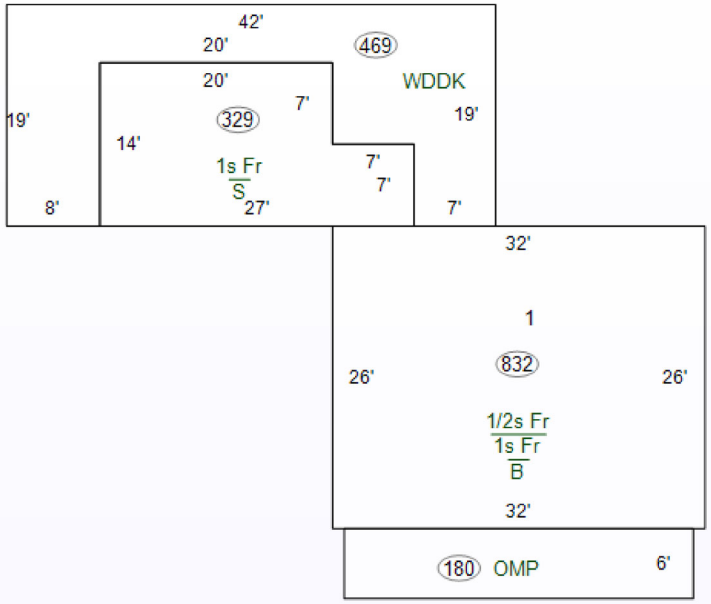
Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Porch, Open Masonry	180	$10,100
Wood Deck	469	$9,200



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1161	1161	$140,700	
2					
3					
4					
1/4					
1/2	1Fr	832	832	$58,000	
3/4					
Attic					
Bsmt		832	0	$48,700	
Crawl					
Slab		329	0	$0	
				Total Base	$247,400
Adjustments				**1 Row Type Adj. x 1.00**	$247,400
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)				7 – 5 = 2 x $1,400	$2,800
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$250,200
				Sub-Total, 1 Units	
Exterior Features (+)				$19,300	$269,500
Garages (+) 0 sqft				$0	$269,500
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.92
				Replacement Cost	$223,146

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 1/2	Wood Fr	D+2	1928	1960	66	A		0.92		2,825 sqft	$223,146	47%	$118,270	0%	100%	1.130	1.000	100.00	0.00	0.00	$133,600

General Information

Occupancy	Barn, Bank & Flat (T2)
Description	Barn, Bank & Flat (T2)
Story Height	0
Style	N/A
Finished Area	
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		
Half Bath		
Kitchen Sinks		
Water Heaters		
Add Fixtures		
Total		

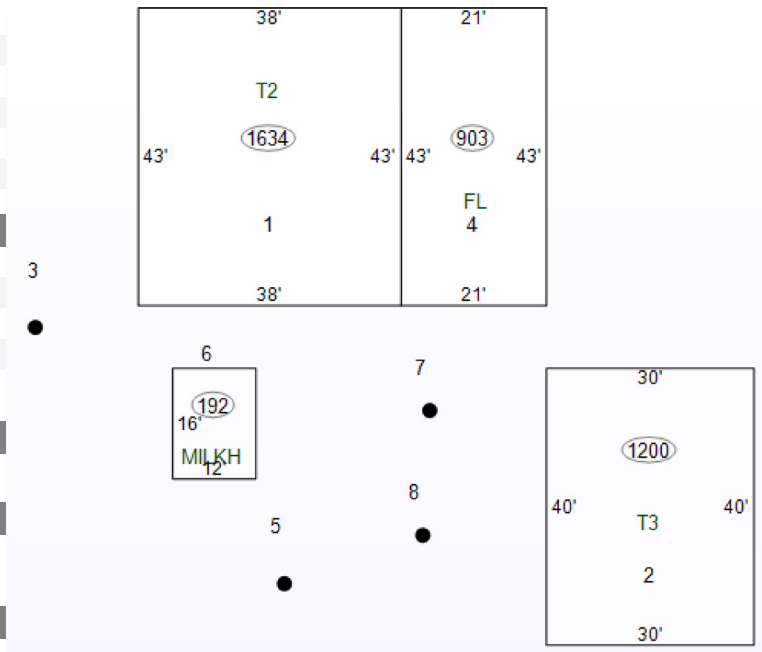
Accommodations

Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type

Exterior Features

Description	Area	Value



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

	Total Base	
Adjustments	**Row Type Adj.**	
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		
	Sub-Total, One Unit	$0
	Sub-Total, 1 Units	
Exterior Features (+)	$0	$0
Garages (+) 0 sqft	$0	$0
	Quality and Design Factor (Grade)	
	Location Multiplier	0.92
	Replacement Cost	$20,697

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: Barn, Bank & Flat (T2)	1	SV	E	1929	1929	97	VP		0.92		43' x 38' x 14'		85%		0%	100%	1.000	1.000	0.00	0.00	100.00	$100
2: Barn, Pole (T3)	1	T3AW	C	2011	2011	15	A	$34.15	0.92		1,200 sqft x 10'	$33,074	30%	$23,150	0%	100%	1.000	1.000	100.00	0.00	0.00	$23,200
3: Feed Lot Conc	1	CF	E	1929	1929	97	F		0.92		1,500 sqft	$3,450	70%	$1,040	0%	100%	1.000	1.000	0.00	0.00	100.00	$1,000
4: Feed Lot Conc	1	CF	C	1900	1900	126	A		0.92		903 sqft	$5,192	65%	$1,820	0%	100%	1.000	1.000	0.00	0.00	100.00	$1,800
5: Feed Lot Conc	1	CF	C	1900	1900	126	A		0.92		2,705 sqft	$15,554	65%	$5,440	0%	100%	1.000	1.000	0.00	0.00	100.00	$5,400
6: Milk House	1	SV	E	1958	1958	68	A		0.92		16'x12'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	$100
7: Silo	1	SV	D	1948	1948	78	F		0.92		10' x 30'		70%		0%	100%	1.000	1.000	0.00	0.00	100.00	$1,000
8: Silo	1	SV	D	1960	1960	66	F		0.92		14' x 60'		70%		0%	100%	1.000	1.000	0.00	0.00	100.00	$500