

25-11-91-100-001.000-004

General Information

Parcel Number
25-11-91-100-001.000-004

Local Parcel Number
00510802300

Tax ID:

Routing Number
11-91-000-008

Property Class 101
Cash Grain/General Farm

Year: 2021

Location Information

County
Fulton

Township
LIBERTY TOWNSHIP

District 004 (Local 005)
LIBERTY TOWNSHIP

School Corp 2650
CASTON

Neighborhood 05000-004
Liberty Res Acreage Default

Section/Plat

Location Address (1)
8150 S STATE RD 25
ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model
05000-004

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, March 16, 2021

Review Group 2

HAUSER DANIEL & PHYLLIS TR

Ownership

HAUSER DANIEL & PHYLLIS TRUST
8150 S ST RD 25
ROCHESTER, IN 46975

Legal

W DIV N 1/2 N 1/2 41 MRL. 99 A.
305-08004-00



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

| 2021 | Assessment Year | 2021 | 2020 | 2019 | 2018 | 2017 |
|------------------|---------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP | Reason For Change | AA | AA | AA | AA | AA |
| 02/08/2021 | As Of Date | 03/12/2021 | 03/10/2020 | 04/04/2019 | 06/20/2018 | 03/29/2017 |
| 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$137,800 | Land | \$137,800 | \$136,800 | \$163,100 | \$167,800 | \$190,400 |
| \$17,000 | Land Res (1) | \$17,000 | \$17,000 | \$17,000 | \$17,000 | \$17,000 |
| \$120,800 | Land Non Res (2) | \$120,800 | \$119,800 | \$146,100 | \$150,800 | \$173,400 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$119,200 | Improvement | \$119,200 | \$115,500 | \$102,100 | \$96,400 | \$92,200 |
| \$92,300 | Imp Res (1) | \$92,300 | \$88,600 | \$82,700 | \$77,000 | \$73,300 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$26,900 | Imp Non Res (3) | \$26,900 | \$26,900 | \$19,400 | \$19,400 | \$18,900 |
| \$257,000 | Total | \$257,000 | \$252,300 | \$265,200 | \$264,200 | \$282,600 |
| \$109,300 | Total Res (1) | \$109,300 | \$105,600 | \$99,700 | \$94,000 | \$90,300 |
| \$120,800 | Total Non Res (2) | \$120,800 | \$119,800 | \$146,100 | \$150,800 | \$173,400 |
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Land Data (Standard Depth: Res 100', CI 100' 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. % | Res Elig % | Market Factor | Value |
|-----------|----------------|---------|------------|---------|--------|----------|-----------|------------|---------|------------|---------------|----------|
| 9 | A | | 0 | 1.0000 | 1.00 | \$16,500 | \$16,500 | \$16,500 | 0% | 100% | 1.0300 | \$17,000 |
| 4 | A | MeA | 0 | 8.8000 | 0.72 | \$1,290 | \$929 | \$8,175 | 0% | 0% | 1.0000 | \$8,180 |
| 4 | A | Bb | 0 | 46.1000 | 1.19 | \$1,290 | \$1,535 | \$70,764 | 0% | 0% | 1.0000 | \$70,760 |
| 4 | A | MeB | 0 | 2.9500 | 0.72 | \$1,290 | \$929 | \$2,741 | 0% | 0% | 1.0000 | \$2,740 |
| 4 | A | CrA | 0 | 8.8000 | 1.02 | \$1,290 | \$1,316 | \$11,581 | 0% | 0% | 1.0000 | \$11,580 |
| 4 | A | WkB | 0 | 5.8000 | 0.89 | \$1,290 | \$1,148 | \$6,658 | 0% | 0% | 1.0000 | \$6,660 |
| 4 | A | Hm | 0 | 12.0600 | 1.11 | \$1,290 | \$1,432 | \$17,270 | 0% | 0% | 1.0000 | \$17,270 |
| 6 | A | Bb | 0 | 10.5500 | 1.19 | \$1,290 | \$1,535 | \$16,194 | -80% | 0% | 1.0000 | \$3,240 |
| 71 | A | | 0 | 0.5000 | 1.00 | \$1,290 | \$1,290 | \$645 | -40% | 0% | 1.0000 | \$390 |
| 81 | A | | 0 | 1.2000 | 1.00 | \$1,290 | \$1,290 | \$1,548 | -100% | 0% | 1.0000 | \$00 |
| 82 | A | | 0 | 1.2400 | 1.00 | \$1,290 | \$1,290 | \$1,600 | -100% | 0% | 1.0000 | \$00 |

8150 S STATE RD 25

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
06/21/2005 HAUSER DANIEL & P WD / \$0 I

Agricultural

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| \$92,300 | Imp Res (1) | \$92,300 | \$88,600 | \$82,700 | \$77,000 | \$73,300 |
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| 4 | A | WkB | 0 | 5.8000 | 0.89 | \$1,290 | \$1,148 | \$6,658 | 0% | 0% | 1.0000 | \$6,660 |
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| 71 | A | | 0 | 0.5000 | 1.00 | \$1,290 | \$1,290 | \$645 | -40% | 0% | 1.0000 | \$390 |
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| 82 | A | | 0 | 1.2400 | 1.00 | \$1,290 | \$1,290 | \$1,600 | -100% | 0% | 1.0000 | \$00 |

Liberty Res Acreage Default 1/2

Notes

12/4/2019 20RS: Cyc/Rev. Chg. dwell brick percent from 1/6 to 2/6. --Chg. 1/4 SF to Finished Attic. --Chg. A.C. also. --chg. Nbhd from .65 to 1.00. --Give 60% Obs. to LNT 16 x 36.--Chg. LNT 16 x 32 to 16 x 68 and give 70% obs. ---GiveGBS 80% Obs. --Chg. Obs on Flat barn from 50 to 60% and Nbhd from .65 to 1.00. -- 20 pay 21 Dm/aw

12/14/2011 : CORRECTED 1/4S FINISHED AREA
2012 PAY 2013-AW

10/18/2010 : VISITED PROPERTY 10/13/10 GR
BIN GONE SR

3/1/2009 : CYCLICAL REVIEW - ADDED 1/2 ACRE TYPE 71, ADDED WDDK AND C/A TO DWELLING; CORRECTED SIZE OF LEAN TO, FLAT BARN 50% OBS; PBAW CORRECTED SIZE AND SV AT \$300 FOR 2009 PAY 2010.

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 99.00 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 99.00 |
| 81 Legal Drain NV | 1.20 |
| 82 Public Roads NV | 1.24 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 1.00 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 95.56 |
| Farmland Value | \$120,820 |
| Measured Acreage | 95.56 |
| Avg Farmland Value/Acre | 1264 |
| Value of Farmland | \$120,790 |
| Classified Total | \$0 |
| Farm / Classified Value | \$120,800 |
| Homesite(s) Value | \$17,000 |
| 91/92 Value | \$0 |
| Supp. Page Land Value | |
| CAP 1 Value | \$17,000 |
| CAP 2 Value | \$120,800 |
| CAP 3 Value | \$0 |
| Total Value | \$137,800 |

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

N/A

Finished Area

2560 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joint

☒ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Porch, Open Frame

144

\$5,700

Wood Deck

192

\$3,300

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

0

Family Rooms

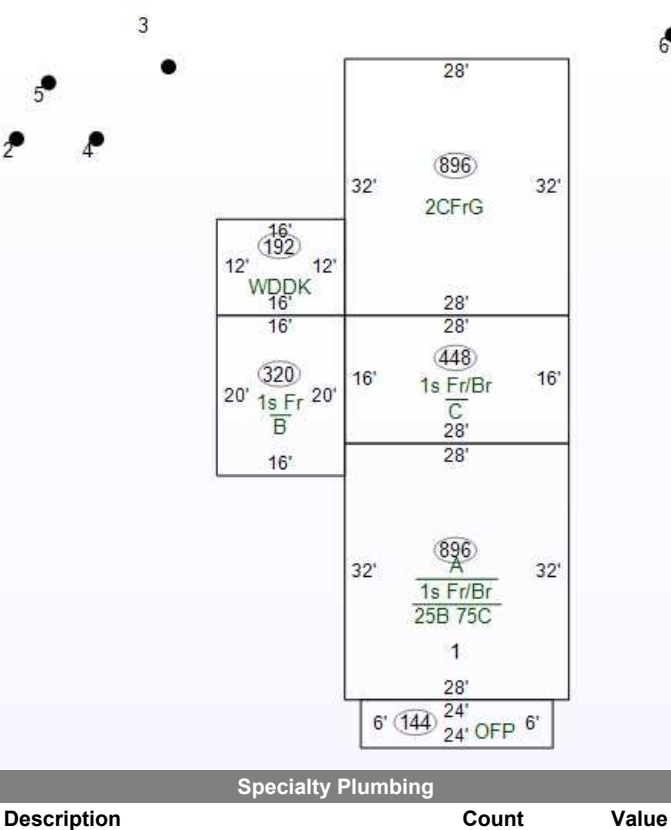
0

Total Rooms

5

Heat Type

Central Warm Air



| Cost Ladder | | | | | |
|-----------------------------------|--------|------|--------|------------------------|-----------|
| Floor | Constr | Base | Finish | Value | Totals |
| 1 | 92 | 1664 | 1664 | \$103,900 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | 896 | 896 | \$14,900 | |
| Bsmt | | 544 | 0 | \$17,900 | |
| Crawl | | 1120 | 0 | \$5,700 | |
| Slab | | | | | |
| | | | | Total Base | \$142,400 |
| Adjustments | | | | 1 Row Type Adj. x 1.00 | \$142,400 |
| Unfin Int (-) | | | | | \$0 |
| Ex Liv Units (+) | | | | | \$0 |
| Rec Room (+) | | | | | \$0 |
| Loft (+) | | | | | \$0 |
| Fireplace (+) | | | | | \$0 |
| No Heating (-) | | | | | \$0 |
| A/C (+) | | | | 1:1664 A:896 | \$4,300 |
| No Elec (-) | | | | | \$0 |
| Plumbing (+ / -) | | | | 5 – 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | | | | \$0 |
| Elevator (+) | | | | | \$0 |
| | | | | Sub-Total, One Unit | \$146,700 |
| | | | | Sub-Total, 1 Units | |
| Exterior Features (+) | | | | \$9,000 | \$155,700 |
| Garages (+) 896 sqft | | | | \$22,300 | \$178,000 |
| Quality and Design Factor (Grade) | | | | 0.85 | |
| Location Multiplier | | | | 0.88 | |
| | | | | Replacement Cost | \$133,144 |

| Summary of Improvements | | | | | | | | | | | | | | | | | | | |
|-------------------------|-------------|--------------|--------------|-------|------------|----------|------------|----|-----------|------|----------|------------------|-----------|----------|---------------|---------|------|-------|--------|
| Description | Res Eligibl | Story Height | Construction | Grade | Year Built | Eff Year | Eff Co Age | nd | Base Rate | LCM | Adj Rate | Size | RCN | Norm Dep | Remain. Value | Abn Obs | PC | Nbhd | Mrkt |
| 1: Single-Family | 100% | 1 | 2/6 Masonry | D+1 | 1900 | 1900 | 121 | G | | 0.88 | | 3,104 sqft | \$133,144 | 45% | \$73,230 | 0% | 100% | 1.000 | 1.2600 |
| 2: Flat Barn | 0% | 1 | | D | 1900 | 1900 | 121 | A | \$29.22 | 0.88 | \$25.65 | 52' x 36' x 16' | \$33,803 | 65% | \$11,830 | 60% | 100% | 1.000 | 1.0000 |
| 3: Grain Bin Steel | 0% | 1 | | D | 1940 | 1940 | 81 | P | | 0.88 | | 10' x 10' | \$3,069 | 80% | \$610 | 80% | 100% | 1.000 | 1.0000 |
| 4: Lean To 16 x 36 | 0% | 1 | Earth Floor | D | 1900 | 1900 | 121 | F | \$3.95 | 0.88 | \$3.95 | 16'x36' x 8' | \$1,602 | 70% | \$480 | 60% | 100% | 1.000 | 1.0000 |
| 5: Lean To 16 x 68 | 0% | 1 | Earth Floor | D | 1900 | 1900 | 121 | A | \$3.95 | 0.88 | \$3.95 | 16'x68' x 8' | \$3,026 | 65% | \$1,060 | 70% | 100% | 1.000 | 1.0000 |
| 6: PB-All Walls | 0% | 1 | T3AW | C | 1990 | 1990 | 31 | A | \$11.79 | 0.88 | \$11.79 | 104' x 40' x 14' | \$43,144 | 50% | \$21,570 | 0% | 100% | 1.000 | 1.0000 |