27-07-11-200-020.000-001

General Information

Parcel Number

27-07-11-200-020.000-001

Local Parcel Number 0711-200-020.000-05

Tax ID:

0050102970

Routing Number 0711-200-020.000

Property Class 101 Cash Grain/General Farm

Year: 2022

Location Information

County Grant

Township **CENTER TOWNSHIP**

District 001 (Local 005) **CENTER TOWNSHIP**

School Corp 2865 MARION COMMUNITY

Neighborhood 01100 001 CENTER TWP

Section/Plat 000

Location Address (1) 4380 E MONTPELIER PIKE MARION. IN 46953-9791

Zoning

Subdivision

Lot

Market Model

Topography

N/A

Characte	ristics
ohv	Flood Hazard

Level **Public Utilities ERA** Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage

Static

Printed Friday, May 20, 2022

Review Group 2022 Data Source N/A

Nelson, Terry A

Ownership Nelson, Terry A 347 W Jefferson St Upland, IN 46989-9146

Transfer of Ownership								
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I		
11/06/2020	Nelson, Terry A	2020-008621	SW	1	\$59,777	- 1		
03/06/2020	Farm Credit Mid-Ameri	2020-001713	SH	/	\$58,000	- 1		
11/14/1994	HAYES, JEFFERY TO		WD	1	\$0	- 1		

Legal

05-01-209.06 & 209.07 PT NW SEC 11 34.99A P/S



Agricultural

101, Cash Grain/General Farm

Valuation Records (Work In Progress values are not certified values and are subject to change)								
2022	Assessment Year	2022	2021	2020	2019	2018		
WIP	Reason For Change	GenReval	Annual-Adj	Annual-Adj	Annual-Adj	GenReval		
03/11/2022	As Of Date	03/29/2022	04/08/2021	04/06/2020	04/09/2019	04/09/2018		
Indiana Cost Mod	Valuation Method	Indiana Cost Mod						
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000		
	Notice Required							
\$32,000	Land	\$32,000	\$28,300	\$27,000	\$29,400	\$29,900		
\$18,400	Land Res (1)	\$18,400	\$16,600	\$15,800	\$15,800	\$15,800		
\$13,600	Land Non Res (2)	\$13,600	\$11,700	\$11,200	\$13,600	\$14,100		
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0		
\$23,700	Improvement	\$23,700	\$22,200	\$29,600	\$28,400	\$28,600		
\$15,600	Imp Res (1)	\$15,600	\$18,900	\$18,600	\$17,500	\$17,200		
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0		
\$8,100	Imp Non Res (3)	\$8,100	\$3,300	\$11,000	\$10,900	\$11,400		
\$55,700	Total	\$55,700	\$50,500	\$56,600	\$57,800	\$58,500		
\$34,000	Total Res (1)	\$34,000	\$35,500	\$34,400	\$33,300	\$33,000		
\$13,600	Total Non Res (2)	\$13,600	\$11,700	\$11,200	\$13,600	\$14,100		
\$8,100	Total Non Res (3)	\$8,100	\$3,300	\$11,000	\$10,900	\$11,400		
Land Data (Standard Depth: Res 200', Cl 132' Base Lot: Res 150' X 200', Cl 50' X 132')								

4380 E MONTPELIER PIKE

Land Type	Pricing Method		Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9rr	Α		0	1.000	1.00	\$18,350	\$18,350	\$18,350	0%	100%	1.0000	\$18,350
4	Α	GsB3	0	7.016	0.64	\$1,500	\$960	\$6,735	0%	0%	1.0000	\$6,740
5	Α	GsB3	0	3.236	0.64	\$1,500	\$960	\$3,107	-60%	0%	1.0000	\$1,240
5	Α	MxC3	0	1.001	0.60	\$1,500	\$900	\$901	-60%	0%	1.0000	\$360
6	Α	GsB3	0	6.701	0.64	\$1,500	\$960	\$6,433	-80%	0%	1.0000	\$1,290
6	Α	MxC3	0	9.020	0.60	\$1,500	\$900	\$8,118	-80%	0%	1.0000	\$1,620
6	Α	Sn	0	7.016	1.11	\$1,500	\$1,665	\$11,682	-80%	0%	1.0000	\$2,340

Collector 07/30/2021 Summer **Appraiser** **Notes**

3/11/2022 NC: NC22 NO CHG

3/11/2022 RC: RC23 MH SETUP/OCCUP/PHOTO

8/24/2021 RE-A: RR22 RMV MH & SHED. ADJ SKETCH, ADD VACANCY

6/11/2021 RC: RC22 for MH demo per owner June 2021/RMV MH RR22, RC22 NEW MH SET/OCCUP/PHOTO

12/21/2020 N/A: Chg ac per survey 2020008620 21-22 rw

12/14/2020 RC: RC21 REMOVED BARN X'S 3/COND ON UTIL SHED/UPDATED SKETCH TO INCLUDE ATTACHED GARAGE/COND ON MH

8/25/2017 RE-A: RR18 No Chg

2/16/2017 NC: NC17 NO CHG 2/9/17 SG/GW KT

5/12/2016 BP: BP17 ILP2016-0095 4/18/16 AG BLDG \$200 KT

5/12/2016 BP: BP17 ILP2016-0094 4/18/16 AG BLDG \$1,000 KT

3/12/2015 RC: RC16 FOR AERIEL VIEW FLY OVER TO ASSESS MH.

3/12/2015 NC: NC15 NO AV. HOLD FOR AERIEL VIEW MAP. GL

12/2/2014 RE-A: RR15 AG BLDGS D GRADE. SPECIAL VISIT, DO NOT VISIT AFTER TODAY.

10/20/2014 BP: BP15 # ILP2014-352 8/22/14 MH

Land Computati	ono
Land Computati	
Calculated Acreage	34.99
Actual Frontage	0
Developer Discount	
Parcel Acreage	34.99
81 Legal Drain NV	0.00
32 Public Roads NV	0.00
33 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	33.99
Farmland Value	\$13,590
Measured Acreage	33.99
Avg Farmland Value/Acre	400
Value of Farmland	\$13,600
Classified Total	\$0
Farm / Classifed Value	\$13,600
Homesite(s) Value	\$18,400
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$18,400
CAP 2 Value	\$13,600
CAP 3 Value	\$0
Total Value	\$32,000

Total all pages \$23,700 Total this page \$23,700