

General Information
Parcel Number
 44-03-23-400-002.000-012
Local Parcel Number
 0022340200
Tax ID:

Routing Number
 M23R122

Ownership
 YUNKER, DOROTHY
 PO BOX 127
 HOWE, IN 46746

Legal
 NE COR SE 1/4 24.72 AC

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/27/2020	YUNKER, DOROTHY	20-08-0634	SA	/	/	
08/27/2020	YUNKER, DOROTHY	20-08-0634	AS	/	/	
09/22/2010	YUNKER, PHILIP E &	10-09-0379	WD	/	/	
11/18/1997	YUNKER, PHILIP E T		WD	9711/247	/	
02/20/1992	YUNKER, PHILIP E II		WD	/	/	
02/20/1992	YUNKER, MARY E		WD	/	/	

Notes

Property Class 101
 Cash Grain/General Farm



Agricultural

Year: 2025

Location Information
County
 LaGrange
Township
 LIMA TOWNSHIP
District 012 (Local 012)
 LIMA TOWNSHIP
School Corp 4535
 LAKELAND
Neighborhood 5026800-012
 LIMA TOWNSHIP BASE
Section/Plat
 23
Location Address (2)
 6260 N 100 W
 HOWE, IN 46746

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/25/2025	As Of Date	04/01/2025	04/01/2024	04/06/2023	04/06/2022	04/11/2021
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$81,800	Land	\$81,800	\$80,800	\$68,300	\$58,500	\$48,900
\$32,100	Land Res (1)	\$32,100	\$32,100	\$27,900	\$23,300	\$22,200
\$49,700	Land Non Res (2)	\$49,700	\$48,700	\$15,900	\$12,500	\$10,800
\$0	Land Non Res (3)	\$0	\$0	\$24,500	\$22,700	\$15,900
\$394,500	Improvement	\$394,500	\$400,100	\$374,800	\$331,600	\$287,200
\$394,500	Imp Res (1)	\$394,500	\$400,100	\$374,800	\$331,600	\$287,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$476,300	Total	\$476,300	\$480,900	\$443,100	\$390,100	\$336,100
\$426,600	Total Res (1)	\$426,600	\$432,200	\$402,700	\$354,900	\$309,400
\$49,700	Total Non Res (2)	\$49,700	\$48,700	\$15,900	\$12,500	\$10,800
\$0	Total Non Res (3)	\$0	\$0	\$24,500	\$22,700	\$15,900

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	\$32,085	\$32,085	\$32,085	0%	1.0000	100.00	0.00	0.00	\$32,090
91	A		0	3.5000	1.00	\$8,500	\$8,500	\$29,750	0%	1.0000	0.00	100.00	0.00	\$29,750
4	A	AD	0	5.170000	0.50	\$2,390	\$1,195	\$6,178	0%	1.0000	0.00	100.00	0.00	\$6,180
4	A	BOB	0	5.0740000	0.64	\$2,390	\$1,530	\$7,763	0%	1.0000	0.00	100.00	0.00	\$7,760
4	A	BOC	0	3.576000	0.55	\$2,390	\$1,315	\$4,702	0%	1.0000	0.00	100.00	0.00	\$4,700
6	A	AD	0	3.480000	0.50	\$2,390	\$1,195	\$4,159	-80%	1.0000	0.00	100.00	0.00	\$830
6	A	BOB	0	1.480000	0.64	\$2,390	\$1,530	\$2,264	-80%	1.0000	0.00	100.00	0.00	\$450
6	A	BOC	0	0.150000	0.55	\$2,390	\$1,315	\$197	-80%	1.0000	0.00	100.00	0.00	\$40
82	A	AD	0	0.370000	0.50	\$2,390	\$1,195	\$442	-100%	1.0000	0.00	100.00	0.00	\$00
82	A	BOA	0	0.050000	0.64	\$2,390	\$1,530	\$77	-100%	1.0000	0.00	100.00	0.00	\$00
82	A	BOB	0	0.770000	0.64	\$2,390	\$1,530	\$1,178	-100%	1.0000	0.00	100.00	0.00	\$00
82	A	BOC	0	0.100000	0.55	\$2,390	\$1,315	\$132	-100%	1.0000	0.00	100.00	0.00	\$00

Zoning

Subdivision

Lot

Market Model
 5026800-012-C
Characteristics
Topography **Flood Hazard**
 Level, Rolling
Public Utilities **ERA**
 Electricity
Streets or Roads **TIF**
 Paved
Neighborhood Life Cycle Stage
 Other

Land Computations

Calculated Acreage	24.72
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	24.72
81 Legal Drain NV	0.00
82 Public Roads NV	1.29
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	3.50
Total Acres Farmland	18.93
Farmland Value	\$19,960
Measured Acreage	18.93
Avg Farmland Value/Acre	1054
Value of Farmland	\$19,950
Classified Total	\$0
Farm / Classified Value	\$20,000
Homesite(s) Value	\$32,100
91/92 Value	\$29,800
Supp. Page Land Value	
CAP 1 Value	\$32,100
CAP 2 Value	\$49,700
CAP 3 Value	\$0
Total Value	\$81,800

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1
Style 17 1 Story 2010-201
Finished Area 1984 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

Exterior Features

Description	Area	Value
Porch, Open Frame	160	\$8,300
Patio, Concrete	240	\$1,900
Wood Deck	240	\$5,400
Patio, Concrete	112	\$800
Porch, Open Frame	120	\$7,500
Patio, Concrete	251	\$1,900

Plumbing

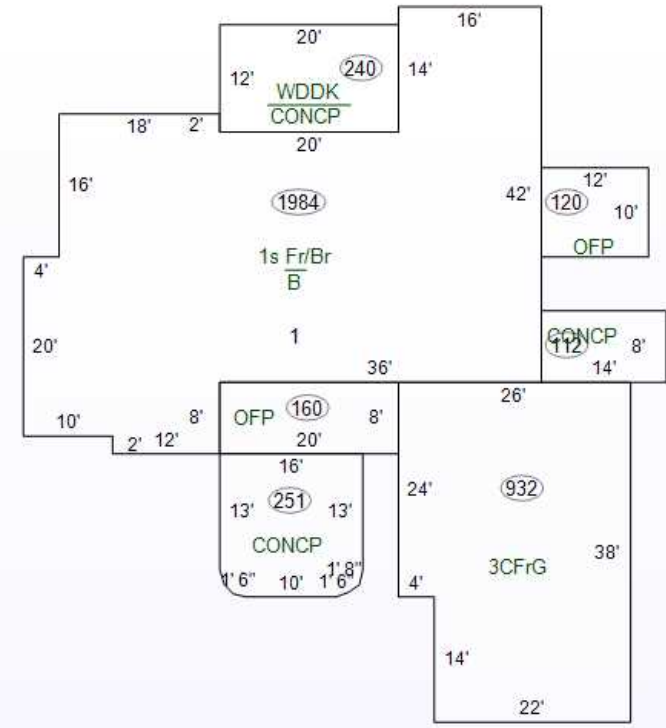
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	91A	1984	1984	\$167,700
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1984	0		\$54,700
Crawl				
Slab				

Total Base \$222,400

Adjustments 1 Row Type Adj. x 1.00 \$222,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	4:1232	\$24,200
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1984	\$5,800
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$261,100

Sub-Total, 1 Units

Exterior Features (+)	\$25,800	\$286,900
Garages (+) 932 sqft	\$35,400	\$322,300
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.94

Replacement Cost \$333,258

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	1/6 Maso	C+2	2013	2013	12 A		0.94		3,968 sqft	\$333,258	11%	\$296,600	0%	100%	1.330	1.000	100.00	0.00	0.00	\$394,500