

43-12-12-400-146.000-029

SAWYER BERNARD & MELBA

684 N 900 E

101, Cash Grain/General Farm

WASHINGTON TWP ACRE 1/4

General Information

Parcel Number 43-12-12-400-146.000-029

Local Parcel Number 0970400030

Tax ID:

Routing Number 009-046-002

Property Class 101 Cash Grain/General Farm

Year: 2026

Location Information

County Kosciusko

Township WASHINGTON

District 029 (Local 029) WASHINGTON TOWNSHIP

School Corp 4455 WHITKO COMMUNITY

Neighborhood 9906010-029 WASHINGTON TWP ACREAGE -

Section/Plat 12-32-7

Location Address (1) 684 N 900 E PIERCETON, IN 46562

Ownership

SAWYER BERNARD & MELBA 684 N 900 E PIERCETON, IN 46562

Legal

9-46-2 N 1/2 S 1/2 NW 12-32-7 34.15A PER SURVEY



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 07/27/1998 to 12/05/1980.

Notes

5/14/2025 2025: UPDATED AG LAND BASE RATE PER LEGISLATIVE CHANGE. FOR 1/1/25 DLGF SET THE BASE RATE AT 2390/ACRE. LEGISLATIVE UPDATE CHANGES THE RATE TO 2120/ACRE
9/22/2020 REA: 2021 REDREW WDDK TO INCLUDE ANGLED AREAS PER PICTOMETRY

Valuation Records

Table with columns: Assessment Year (2024-2026), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: 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. Rows include various land parcels with their respective attributes.

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 Saturday, March 21, 2026

Review Group 2025

Data Source N/A Collector Appraiser

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (34.15), Actual Frontage (0), Developer Discount, Parcel Acreage (34.15), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.18), 83 UT Towers NV (0.00), 84 Solar Energy Land (0.00), 9 Homesite (1.00), 91/92 Acres (3.83), Total Acres Farmland (29.14), Farmland Value (\$22,800), Measured Acreage (29.14), Avg Farmland Value/Acre (782), Value of Farmland (\$22,790), Classified Total (\$0), Farm / Classified Value (\$22,800), Homesite(s) Value (\$26,000), 91/92 Value (\$30,600), Supp. Page Land Value, CAP 1 Value (\$26,000), CAP 2 Value (\$53,400), CAP 3 Value (\$0), Total Value (\$79,400).

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
6	A	SE	0	4.8300	1.02	\$2,120	\$2,162	\$10,442	-80%	1.0000	0.00	100.00	0.00	\$2,090
6	A	WA	0	2.8800	0.85	\$2,120	\$1,802	\$5,190	-80%	1.0000	0.00	100.00	0.00	\$1,040
82	A		0	0.1800	1.00	\$2,120	\$2,120	\$382	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 40 newer 1 st 1961-20
Finished Area 3244 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Porch, Open Frame	240	\$11,100
Wood Deck	486	\$9,200
Patio, Concrete	300	\$2,500

Plumbing

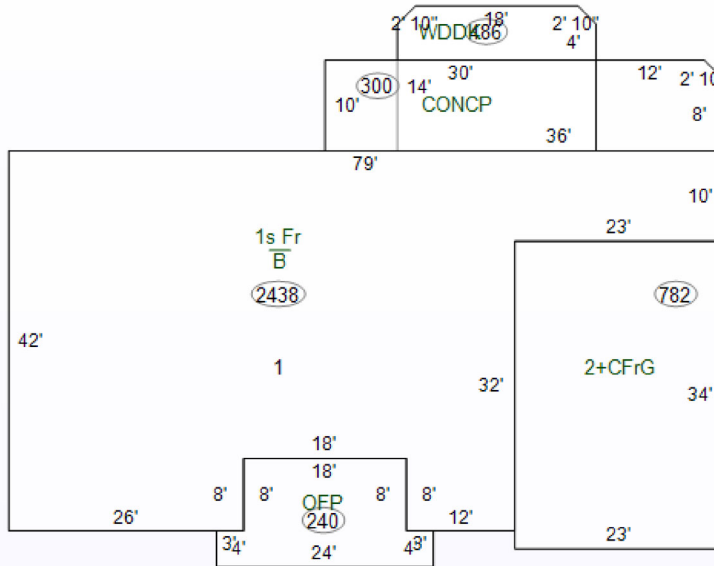
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2438	2438	\$245,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	2438	806	\$141,500	
Crawl				
Slab				

Total Base \$387,300

Adjustments 1 Row Type Adj. x 1.00 \$387,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$6,400
No Heating (-)		\$0
A/C (+)	1:2438	\$5,300
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$1,400	\$7,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$406,000

Sub-Total, 1 Units

Exterior Features (+)	\$22,800	\$428,800
Garages (+) 782 sqft	\$34,100	\$462,900
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.92

Replacement Cost \$468,455

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 R 01	1	Wood Fr	C+2	1999	1999	27 A		0.92		4,876 sqft	\$468,455	24%	\$356,030	0%	100%	1.120	1.000	100.00	0.00	0.00	\$398,800