

85-06-24-400-022.000-012

General Information

Parcel Number
85-06-24-400-022.000-012

Local Parcel Number

Tax ID:

Routing Number

Property Class 100

Vacant Land

Year: 2026

Location Information

County
Wabash

Township
PLEASANT TOWNSHIP

District 012 (Local 012)
PLEASANT TOWNSHIP

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8512510-012
PLEASANT

Section/Plat
24

Location Address (1)
W 800 N
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed
Monday, April 13, 2026

Review Group 2024

SCHMALZRIED EUGENE E

Ownership

SCHMALZRIED EUGENE E
ATTN: MICHAEL HEAGY
1705 N HECKATHORN DR
NORTH MANCHESTER, IN 46962

Legal

S1/2 SE1/4 & SE PT SW1/4 24-29-6 82.542AC
DITCH 641A



W 800 N

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/22/2024	SCHMALZRIED EUGE		PR	/		

100, Vacant Land

PLEASANT

/85 1/2

Notes

8/22/2024 SPL: 2025 PAY 2026 SPLIT 1.50AC
FROM SCHMALZRIED EUGENE E TO DALE
GREGORY & CARIEL 7/22/2024

8/22/2024 RP: REASSESSMENT PACKET 2024

Agricultural

Valuation Records

Assessment Year	2026	2025	2025	2025
Reason For Change	AA	AG Upd	AA	Split
As Of Date	01/01/2026	01/01/2025	01/01/2025	01/01/2025
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☒	☐	☒
Land	\$187,100	\$187,100	\$210,900	\$201,200
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$187,100	\$187,100	\$210,900	\$201,200
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$187,100	\$187,100	\$210,900	\$201,200
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$187,100	\$187,100	\$210,900	\$201,200
Total Non Res (3)	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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
4	A	BR	0	35.790000	1.28	\$2,120	\$2,714	\$97,134	0%	1.0000	0.00	100.00	0.00	\$97,130
4	A	CRA	0	39.912000	1.02	\$2,120	\$2,162	\$86,290	0%	1.0000	0.00	100.00	0.00	\$86,290
4	A	MM	0	1.230000	1.15	\$2,120	\$2,438	\$2,999	0%	1.0000	0.00	100.00	0.00	\$3,000
5	A	BR	0	0.220000	1.28	\$2,120	\$2,714	\$597	-60%	1.0000	0.00	100.00	0.00	\$240
5	A	CRA	0	0.500000	1.02	\$2,120	\$2,162	\$1,081	-60%	1.0000	0.00	100.00	0.00	\$430
81	A	BR	0	2.270000	1.28	\$2,120	\$2,714	\$6,161	-100%	1.0000	0.00	100.00	0.00	\$00
81	A	CRA	0	1.030000	1.02	\$2,120	\$2,162	\$2,227	-100%	1.0000	0.00	100.00	0.00	\$00
81	A	MM	0	0.200000	1.15	\$2,120	\$2,438	\$488	-100%	1.0000	0.00	100.00	0.00	\$00
82	A	BR	0	1.390000	1.28	\$2,120	\$2,714	\$3,772	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	82.54
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	82.54
81 Legal Drain NV	3.50
82 Public Roads NV	1.39
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	77.65
Farmland Value	\$187,090
Measured Acreage	77.65
Avg Farmland Value/Acre	2409
Value of Farmland	\$187,060
Classified Total	\$0
Farm / Classified Value	\$187,100
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$187,100
CAP 3 Value	\$0
Total Value	\$187,100

Data Source Estimated

Collector 06/29/2023 JS

Appraiser 06/29/2023 JS