

50-41-08-000-002.000-011

General Information

Parcel Number
50-41-08-000-002.000-011

Local Parcel Number
504108000002000011

Tax ID:
0060090000

Routing Number
41-08-000-027

Property Class 149
Agricultural Land With PP Mobile H

Year: 2026

Location Information

County
Marshall

Township
POLK TOWNSHIP

District 011 (Local 011)
POLK TOWNSHIP

School Corp 7150
JOHN GLENN

Neighborhood 600501-011
POLK TOWNSHIP RURAL

Section/Plat
08

Location Address (1)
4456 THORN RD
WALKERTON, IN 46574

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
Gas, Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Monday, April 27, 2026

Review Group 2027

LAFOLLETTE WAYNE B

Ownership

LAFOLLETTE WAYNE B
501 E WOODVIEW DRIVE
NAPPANEE, IN 46550

Legal

ACREAGE: 2.37 AUDITOR DESC: E1/2 NW WITH
5 EXCEPTIONS LEGAL DESC:



4456 THORN RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/11/2020	LAFOLLETTE WAYNE	0	Qu	2020/03085		I
03/22/2017	LAFOLLETTE WAYNE	0	Qu	/		I
01/01/1900	LAFOLLETTE WAYNE		WD	/		I

Agricultural Master Parcel of 1

Valuation Records

Assessment Year	2026	2025	2025	2024	2023
Reason For Change	Annual Value	Gen Info	Annual Value	Annual Value	Alloc Chg
As Of Date	01/01/2026	01/01/2025	01/01/2025	01/01/2024	07/05/2023
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☒	☐	☐	☒
Land	\$39,500	\$38,100	\$38,400	\$47,300	\$37,900
Land Res (1)	\$37,300	\$35,900	\$35,900	\$44,900	\$35,900
Land Non Res (2)	\$2,200	\$2,200	\$2,500	\$2,400	\$2,000
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$67,700	\$38,100	\$38,100	\$23,000	\$23,000
Imp Res (1)	\$24,200	\$16,600	\$16,600	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$43,500	\$21,500	\$21,500	\$23,000	\$23,000
Total	\$107,200	\$76,200	\$76,500	\$70,300	\$60,900
Total Res (1)	\$61,500	\$52,500	\$52,500	\$44,900	\$35,900
Total Non Res (2)	\$2,200	\$2,200	\$2,500	\$2,400	\$2,000
Total Non Res (3)	\$43,500	\$21,500	\$21,500	\$23,000	\$23,000

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	\$37,342	\$37,342	\$37,342	0%	1.0000	100.00	0.00	0.00	\$37,340
4	A	GDN	0	0.9530	1.02	\$2,120	\$2,162	\$2,060	0%	1.0000	0.00	100.00	0.00	\$2,060
4	A	TXUA	0	0.1400	0.51	\$2,120	\$1,081	\$151	0%	1.0000	0.00	100.00	0.00	\$150
82	A	TXUA	0	0.2770	0.51	\$2,120	\$1,081	\$299	-100%	1.0000	0.00	100.00	0.00	\$00

Characteristics

Topography
Level

Public Utilities
Gas, Electricity

Streets or Roads
Paved

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Data Source Aerial Collector 08/04/2022 EL Appraiser 08/04/2022 AN

POLK TOWNSHIP RURAL

1/2

Notes

12/12/2024 25NC: REMOVE T2 & ADD T3 20X36 FOR 1/1/25

12/2/2024 25PERMIT: Construction of a 36x20x10 accessory for cold storage of equipment and such. COST \$35,000 COMP 11/15/24

11/8/2024 25GI: REVISE T2 COND & ADD 2 MTL STORAGE CONTAINER UNITS

10/11/2024 25PERMIT: taking down old building that is falling down COMP 10/16/24

8/4/2022 23CR: NO CHANGES NOTED. MH IS INSIDE T3AW

9/15/2016 17GI: APPLIED OBSOLESCENCE TO APPROPRIATE BUILDINGS.

7/7/2010 08MH: MH CHANGED TO AAMH. 50-411-28025-00

Land Computations

Calculated Acreage	2.37
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.37
81 Legal Drain NV	0.00
82 Public Roads NV	0.28
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	1.09
Farmland Value	\$2,210
Measured Acreage	1.09
Avg Farmland Value/Acre	2022
Value of Farmland	\$2,210
Classified Total	\$0
Farm / Classified Value	\$2,200
Homesite(s) Value	\$37,300
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$37,300
CAP 2 Value	\$2,200
CAP 3 Value	\$0
Total Value	\$39,500

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General Information

Occupancy	Single Wide
Description	Single Wide
Story Height	0
Style	N/A
Finished Area	Finished Area
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
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LAFOLLETTE WAYNE B

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

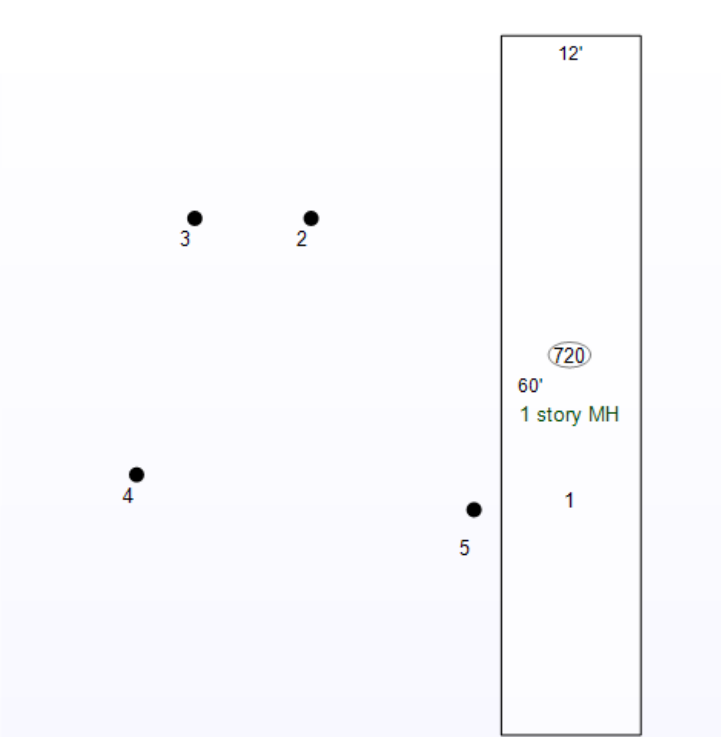
Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

Central Warm Air

4456 THORN RD



Specialty Plumbing

Description	Count	Value
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149, Agricultural Land With PP Mobile H POLK TOWNSHIP RURAL

2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1		720	720	\$24,568	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

Total Base	\$24,568
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Adjustments

Row Type	Adj.	
Skirting (+)		\$0
Foundation (+)		\$0
Rec Room (+)		
Loft (+)		
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		
Plumbing (+ / -)	0*Full + 0*Half + 0*Fixt	\$0
Spec Plumb (+)		\$0
Elevator (+)		

Sub-Total, One Unit	\$24,568
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Sub-Total, 1 Units

Exterior Features (+)	\$0	\$24,568
Garages (+) 0 sqft	\$0	\$24,568
Quality and Design Factor (Grade)	0.90	
Location Multiplier		
Replacement Cost	\$22,110	

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 Wide	1	SV	ECON	1968	1968	58 A		0.00		12x60		85%		0%	100%	1.040	1.000	100.00	0.00	0.00	\$0
2: MTL STORAGE UNIT	1	SV	C	2024	2024	2 A		0.92		8'x40'		10%		0%	100%	1.040	1.000	100.00	0.00	0.00	\$2,000
3: MTL STORAGE UNIT	1	SV	C	2024	2024	2 A		0.92		8'x40'		10%		0%	100%	1.040	1.000	100.00	0.00	0.00	\$2,000
4: T3AW 20X36	1	T3AW	C	2024	2024	2 A	\$36.38	0.92		20' x 36' x 10'	\$21,282	5%	\$20,220	0%	100%	1.000	1.000	100.00	0.00	0.00	\$20,200
5: T3AW 42X120	1	T3AW	C	1984	1984	42 F	\$28.58	0.92		42' x 120' x 14'	\$124,376	65%	\$43,530	0%	100%	1.000	1.000	0.00	0.00	100.00	\$43,500