

85-06-15-200-060.000-012

General Information

Parcel Number
85-06-15-200-060.000-012

Local Parcel Number
0090233000

Tax ID:

Routing Number
48.13

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
15

Location Address (1)
200 W
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

HELVEY THOMAS O & MARILYN

Ownership

HELVEY THOMAS O & MARILYN S T
3813 N 200 W
WABASH, IN 46992

Legal

PT NE1/4 15-29-6 12.35AC

200 W

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/06/2001	HELVEY THOMAS O		QC	/		I
02/22/1994	HELVEY THOMAS O	0	WD	/		I
08/29/1990	BLOCHER LARRY & L	0	WD	/		I
01/01/1900	WELLER WORTH & S		WD	/		I

100, Vacant Land

PLEASANT /85 1/2

Notes

8/24/2023 RP: Reassessment Packet 2024
8/2/2002 ADJL: ADJACENT LAND Parcel 41



Agricultural

Valuation Records

Assessment Year	2026	2025	2025	2024	2023
Reason For Change	AA	AG Upd	AA	GenReval	AA
As Of Date	01/01/2026	01/01/2025	01/01/2025	01/01/2024	01/01/2023
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	\$18,400	\$18,400	\$20,700	\$19,400	\$16,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$18,400	\$18,400	\$20,700	\$19,400	\$16,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$18,400	\$18,400	\$20,700	\$19,400	\$16,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$18,400	\$18,400	\$20,700	\$19,400	\$16,200
Total Non Res (3)	\$0	\$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	FSA	0	3.290000	0.77	\$2,120	\$1,632	\$5,369	0%	1.0000	0.00	100.00	0.00	\$5,370
4	A	FSB2	0	3.630000	0.72	\$2,120	\$1,526	\$5,539	0%	1.0000	0.00	100.00	0.00	\$5,540
4	A	FTC3	0	0.020000	0.60	\$2,120	\$1,272	\$25	0%	1.0000	0.00	100.00	0.00	\$30
4	A	GE	0	1.030000	1.02	\$2,120	\$2,162	\$2,227	0%	1.0000	0.00	100.00	0.00	\$2,230
4	A	HO	0	0.320000	0.85	\$2,120	\$1,802	\$577	0%	1.0000	0.00	100.00	0.00	\$580
4	A	KAA	0	0.110000	0.72	\$2,120	\$1,526	\$168	0%	1.0000	0.00	100.00	0.00	\$170
4	A	OCA	0	1.820000	0.94	\$2,120	\$1,993	\$3,627	0%	1.0000	0.00	100.00	0.00	\$3,630
6	A	FSA	0	0.070000	0.77	\$2,120	\$1,632	\$114	-80%	1.0000	0.00	100.00	0.00	\$20
6	A	FSB2	0	0.350000	0.72	\$2,120	\$1,526	\$534	-80%	1.0000	0.00	100.00	0.00	\$110
6	A	GE	0	1.530000	1.02	\$2,120	\$2,162	\$3,308	-80%	1.0000	0.00	100.00	0.00	\$660
72	A	FSB2	0	0.070000	0.50	\$2,120	\$1,060	\$74	-40%	1.0000	0.00	100.00	0.00	\$40
72	A	GE	0	0.010000	0.50	\$2,120	\$1,060	\$11	-40%	1.0000	0.00	100.00	0.00	\$10
82	A	KAA	0	0.100000	0.72	\$2,120	\$1,526	\$153	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	12.35
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	12.35
81 Legal Drain NV	0.00
82 Public Roads NV	0.10
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	12.25
Farmland Value	\$18,390
Measured Acreage	12.25
Avg Farmland Value/Acre	1501
Value of Farmland	\$18,390
Classified Total	\$0
Farm / Classified Value	\$18,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$18,400
CAP 3 Value	\$0
Total Value	\$18,400

Data Source Estimated

Collector 07/17/2023 JS

Appraiser 07/17/2023 JS