General Information

Parcel Number
50-21-36-000-008.000-013

Local Parcel Number
502136000008000013

Tax ID:
0080401000

Routing Number
21-36-000-003

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
Marshall

Township
UNION TOWNSHIP

District 013 (Local 013)
UNION TOWNSHIP

School Corp 5455
CULVER COMMUNITY

Neighborhood 800501-013
UNION TOWNSHIP RURAL

Section/Plat
36

Location Address (1)
20270 PEACH RD
CULVER, IN 46511

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level, High, Rolling	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 28, 2026

Review Group 2026

Ownership

IMHOFF VIRGIL & MARYANN H/W
2730 19B RD
TIPPECANOE, IN 46570

Legal

ACREAGE: 10AUDITOR DESC: N1/2 W1/2 SE NWLEGAL DESC:

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/23/2014	IMHOFF VIRGIL & MA	$125,000.	WD	2014/04609	$125,000	I
01/06/2011	SADLER ALEXIS S &	$100,000.	WD	2011/01665	$100,000	I
11/02/1998	HYNDMAN JEFFERY		WD	98/10190		I
09/15/1998	HYNDMAN, PAMELA		WD	98/8599		I
07/28/1997	HYNDMAN, JEFFERY		WD	97/4945		I
07/24/1996	HYNDMAN, PAMELA		WD	96/5368		I

Notes

10/28/2025 26CR: FIXED SHAPE OF CONCP, ADJ SOIL PER REPORT

11/16/2021 22CR: ADJ EFF YR OF DWLG; ADD SPA, MASONRY STACK; ADD CONCP

Agricultural

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	**$50,300**	**$53,400**	**$54,500**	**$53,600**	**$50,300**
Land Res (1)	$37,400	$39,800	$39,800	$39,400	$37,800
Land Non Res (2)	$12,900	$13,600	$14,700	$9,600	$8,000
Land Non Res (3)	$0	$0	$0	$4,600	$4,500
Improvement	**$117,800**	**$106,000**	**$106,000**	**$84,000**	**$83,800**
Imp Res (1)	$117,800	$101,200	$101,200	$79,200	$79,000
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$4,800	$4,800	$4,800	$4,800
Total	**$168,100**	**$159,400**	**$160,500**	**$137,600**	**$134,100**
Total Res (1)	$155,200	$141,000	$141,000	$118,600	$116,800
Total Non Res (2)	$12,900	$13,600	$14,700	$9,600	$8,000
Total Non Res (3)	$0	$4,800	$4,800	$9,400	$9,300

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	$37,356	$37,356	$37,356	0%	1.0000	100.00	0.00	0.00	$37,360
92	A		0	0.65	1.00	$5,603	$5,603	$3,642	0%	1.0000	0.00	100.00	0.00	$3,640
4	A	BUU	0	0.2000	1.28	$2,120	$2,714	$543	0%	1.0000	0.00	100.00	0.00	$540
4	A	OLC	0	2.83	0.55	$2,120	$1,166	$3,300	0%	1.0000	0.00	100.00	0.00	$3,300
4	A	ROQ	0	.79	0.89	$2,120	$1,887	$1,491	0%	1.0000	0.00	100.00	0.00	$1,490
4	A	ROQ	0	.16	0.81	$2,120	$1,717	$275	0%	1.0000	0.00	100.00	0.00	$270
4	A	WFT	0	0.0300	1.11	$2,120	$2,353	$71	0%	1.0000	0.00	100.00	0.00	$70
4	A	WKX	0	.72	0.89	$2,120	$1,887	$1,359	0%	1.0000	0.00	100.00	0.00	$1,360
5	A	WKX	0	.35	0.89	$2,120	$1,887	$660	-60%	1.0000	0.00	100.00	0.00	$260
5	A	BUU	0	.67	1.28	$2,120	$2,714	$1,818	-60%	1.0000	0.00	100.00	0.00	$730
5	A	HTBA	0	0.7900	0.50	$2,120	$1,060	$837	-60%	1.0000	0.00	100.00	0.00	$330
5	A	OLC	0	.45	0.55	$2,120	$1,166	$525	-60%	1.0000	0.00	100.00	0.00	$210
5	A	ROQ	0	.050	0.89	$2,120	$1,887	$94	-60%	1.0000	0.00	100.00	0.00	$40
5	A	ROQ	0	.32	0.81	$2,120	$1,717	$549	-60%	1.0000	0.00	100.00	0.00	$220
5	A	WFT	0	0.4100	1.11	$2,120	$2,353	$965	-60%	1.0000	0.00	100.00	0.00	$390

Data Source Aerial **Collector** 10/28/2025 SH **Appraiser** 10/28/2025 SH

Land Computations

Calculated Acreage	10.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	10.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.52
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.65
Total Acres Farmland	7.83
Farmland Value	$9,270
Measured Acreage	7.83
Avg Farmland Value/Acre	1184
Value of Farmland	$9,270
Classified Total	$0
Farm / Classifed Value	$9,300
Homesite(s) Value	$37,400
91/92 Value	$3,600
Supp. Page Land Value	
CAP 1 Value	$37,400
CAP 2 Value	$12,900
CAP 3 Value	$0
Total Value	**$50,300**

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	N/A
Finished Area	1374 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

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

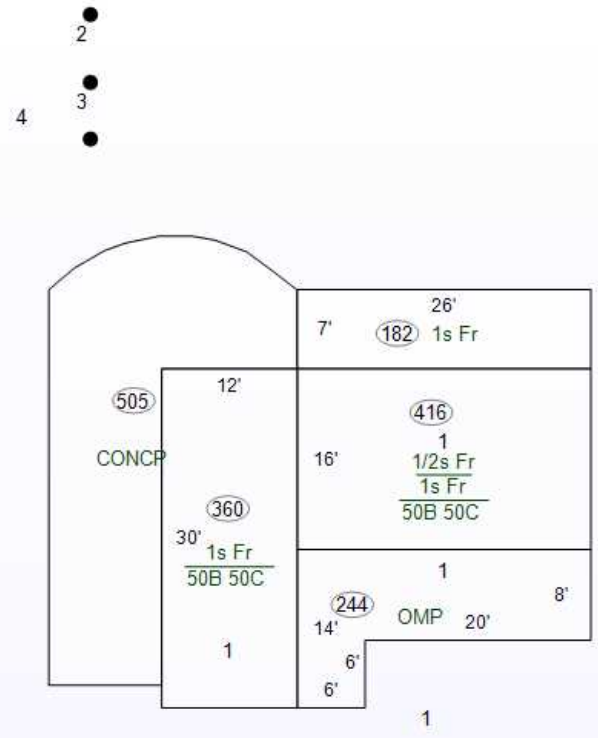
Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Patio, Concrete	505	$4,100
Porch, Open Masonry	244	$13,100



Specialty Plumbing

Description	Count	Value
Portable Spa	1	$2,100

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	958	958	$123,700	
2					
3					
4					
1/4					
1/2	1Fr	416	416	$36,600	
3/4					
Attic					
Bsmt		388	0	$33,100	
Crawl		388	0	$4,500	
Slab					
			Total Base		$197,900
Adjustments			**1 Row Type Adj. x 1.00**		$197,900
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1	$7,300
No Heating (-)					$0
A/C (+)				1:958 1/2:416	$5,300
No Elec (-)					$0
Plumbing (+ / -)				6 – 5 = 1 x $1,400	$1,400
Spec Plumb (+)					$2,100
Elevator (+)					$0
				Sub-Total, One Unit	$214,000
				Sub-Total, 1 Units	
Exterior Features (+)				$17,200	$231,200
Garages (+) 0 sqft				$0	$231,200
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.92
				Replacement Cost	$191,434

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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 1/2	Wood Fr	D+2	1810	1978	48	A		0.92		1,762 sqft	$191,434	40%	$114,860	0%	100%	0.940	1.000	100.00	0.00	0.00	$108,000
2: CNPY 8x20	1		C	1999	1999	27	A		0.92		8'x20'	$2,484	24%	$1,890	0%	100%	0.940	1.000	100.00	0.00	0.00	$1,800
3: Lean-To 27X40	1	Earth Flo	C	1988	1988	38	A	$11.37	0.92		27'x40' x 8'	$11,297	55%	$5,080	0%	100%	1.000	1.000	100.00	0.00	0.00	$5,100
4: T21S 20x27	1		C	1810	1810	216	A	$50.21	0.92		20' x 27' x 12'	$20,386	65%	$7,140	60%	100%	1.000	1.000	100.00	0.00	0.00	$2,900