

Expanding your Horizon...

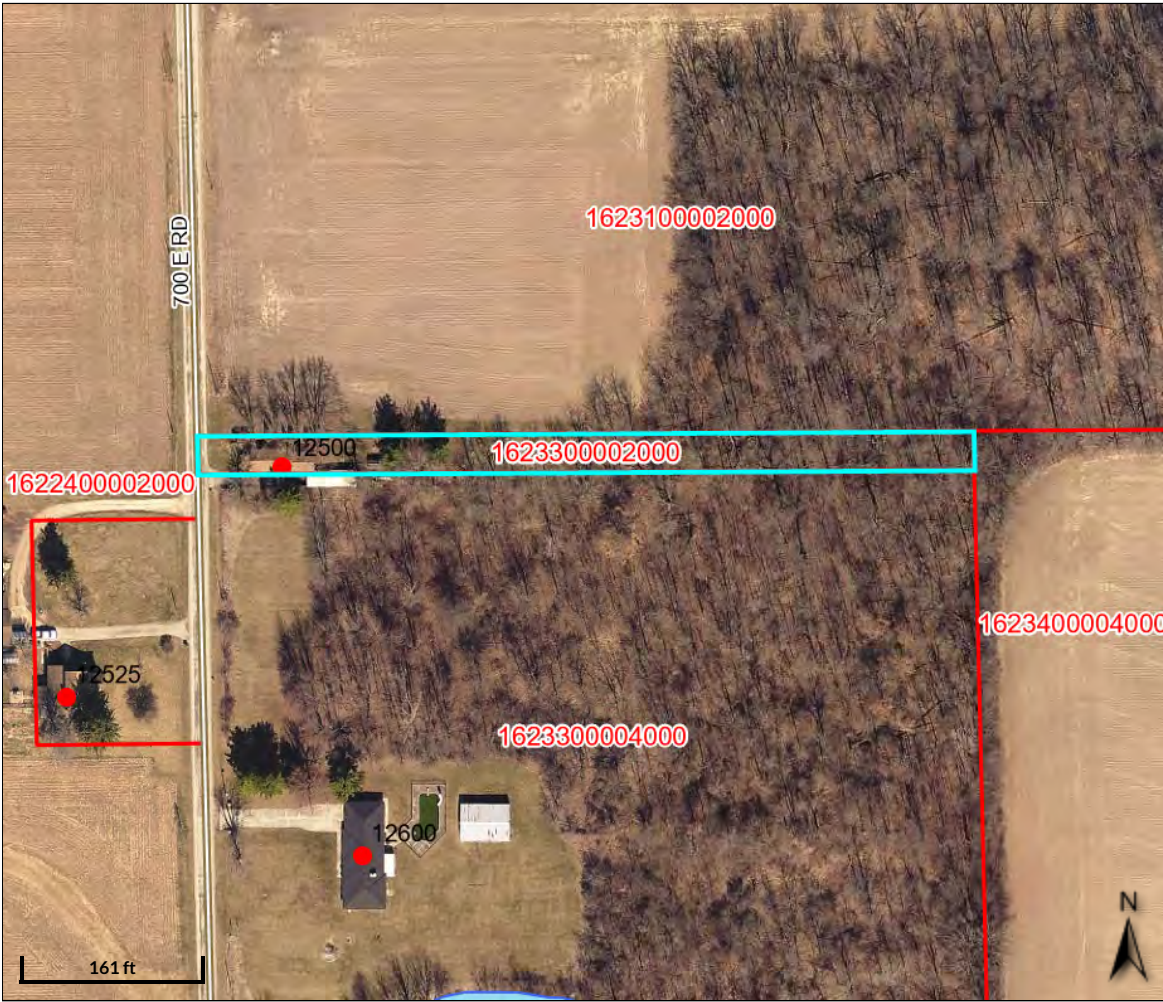


Metzger
Property Services, LLC

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260-982-0238

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Overview



Legend

- Address Points
- Major Roads**
- INTERSTATE
- MAJOR ROAD
- STATE ROAD
- US HIGHWAY
- Geocoded Streets
- + RR Lines
- Airport Runways
- Cadastral Line**
- Geographic Township Line
- Lot Line
- Misc Line
- Parcel Line
- Political Township Line
- Railroad Centerline
- Railroad ROW
- Road Centerline
- Road ROW
- Section Line
- Subdivision Line
- Unknown
- Water Line
- <all other values>
- Parcels
- Muncie Parks
- Major Waterbodies
- Lakes and Ponds

| | | | | | |
|------------------------------|---|---------------------|--|----------------------|------------------------------------|
| Parcel ID | 1623300002000 | Alternate ID | 18-16-23-300-002.000-020 | Owner Address | ARCHER THERESA A & BRANDY ANDERSON |
| Sec/Twp/Rng | n/a | Class | 1 Family Dwell - Unplatted (0 to 9.99 Acres) | | 12500 S COUNTY ROAD 700 E |
| Property Address | 12500 S CR 700 EAST LOSANTVILLE | Acreage | 0.5 | | LOSANTVILLE, IN 47354 |
| District | PERRY | | | | |
| Brief Tax Description | S END NW QTR SW QTR 0.5000Acres STR: 231911 IN: OUT: (Note: Not to be used on legal documents) | | | | |

18-16-23-300-002.000-020

ARCHER THERESA A & BRAND

12500 S CR 700 EAST

511, 1 Family Dwell - Unplatted (0 to 9.9

RURAL RESIDENTIAL/AGR

General Information

Parcel Number
18-16-23-300-002.000-020

Local Parcel Number
1623300002000

Tax ID:
2000705000

Routing Number
16-00-L- -026.

Ownership

ARCHER THERESA A & BRANDY AN & BRET ANDERSON
12500 S COUNTY ROAD 700 E
LOSANTVILLE, IN 47354

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|------------------|--------|------|-------------|----------------|-----|
| 05/04/2023 | ARCHER THERESA A | | QC | 2023R/05860 | | I |
| 05/04/2023 | ARCHER THERESA A | | WD | 2023R/05859 | | I |
| 06/23/2022 | STATOM LUCAS | | SW | 2022R/09490 | \$25,000 | V |
| 05/11/2022 | CASTLE 2020 LLC | | WD | 2022R/07261 | \$18,200 | I |
| 02/28/2022 | ROCKET MORTGAGE | | SH | 2022R/03145 | \$17,000 | I |
| 11/01/2011 | STEADMAN ROBERT | 15631 | WD | 2011R/12385 | \$54,900 | V |

Notes

11/29/2011 2011 No Form 11 Sent:

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9



Res

Year: 2025

Location Information

County
Delaware

Township
PERRY TOWNSHIP

District 020 (Local 020)
PERRY

School Corp 1895
LIBERTY-PERRY COMMUNITY

Neighborhood 200011-020
RURAL RESIDENTIAL/AGRICULT

Section/Plat

Location Address (1)
12500 S CR 700 EAST
LOSANTVILLE, IN 47354

Valuation Records (Work In Progress values are not certified values and are subject to change)

| 2025 | Assessment Year | 2025 | 2024 | 2023 | 2022 | 2021 |
|------------------|----------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| WIP | Reason For Change | AA | AA | AA | AA | AA |
| 03/05/2025 | As Of Date | 04/21/2025 | 04/22/2024 | 04/17/2023 | 04/13/2022 | 04/12/2021 |
| Indiana Cost Mod | Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| 1.0000 | Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| | Notice Required | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| \$13,500 | Land | \$13,500 | \$13,500 | \$13,500 | \$13,500 | \$13,500 |
| \$13,500 | Land Res (1) | \$13,500 | \$13,500 | \$13,500 | \$13,500 | \$13,500 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$84,900 | Improvement | \$84,900 | \$68,300 | \$68,300 | \$61,800 | \$54,100 |
| \$84,600 | Imp Res (1) | \$84,600 | \$68,000 | \$65,200 | \$58,900 | \$51,200 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$300 | Imp Non Res (3) | \$300 | \$300 | \$3,100 | \$2,900 | \$2,900 |
| \$98,400 | Total | \$98,400 | \$81,800 | \$81,800 | \$75,300 | \$67,600 |
| \$98,100 | Total Res (1) | \$98,100 | \$81,500 | \$78,700 | \$72,400 | \$64,700 |
| \$0 | Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$300 | Total Non Res (3) | \$300 | \$300 | \$3,100 | \$2,900 | \$2,900 |

Land Data (Standard Depth: Res 100', CI 100' 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 | 0.5000 | 1.50 | \$20,000 | \$30,000 | \$15,000 | 0% | 0.9000 | 100.00 | 0.00 | 0.00 | \$13,500 |

Zoning

Subdivision

Lot

Market Model
200011-510-599

Characteristics

Topography Level

Flood Hazard

Public Utilities Water, Electricity

Streets or Roads Paved

ERA

TIF

Neighborhood Life Cycle Stage
Static

Printed Monday, June 9, 2025

Review Group 2021

Data Source Estimated

Collector 05/11/2021 913

Appraiser 10/25/2021 913

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.50 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.50 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.00 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.50 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 0.00 |
| Farmland Value | \$0 |
| Measured Acreage | 0.00 |
| Avg Farmland Value/Acre | 0.0 |
| Value of Farmland | \$0 |
| Classified Total | \$0 |
| Farm / Classified Value | \$0 |
| Homesite(s) Value | \$13,500 |
| 91/92 Value | \$0 |
| Supp. Page Land Value | |
| CAP 1 Value | \$13,500 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$13,500 |

General Information

| | |
|---------------|---------------|
| Occupancy | Single-Family |
| Description | Single-Family |
| Story Height | 1 |
| Style | N/A |
| Finished Area | 856 sqft |
| Make | |

Floor Finish

| | |
|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Slab | <input type="checkbox"/> Carpet |
| <input type="checkbox"/> Sub & Joist | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|--|-------------------------------------|
| <input type="checkbox"/> Plaster/Drywall | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fiberboard | |

Roofing

| | | | | |
|---------------------------------------|--------------------------------|---|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Other | | | |

Exterior Features

| Description | Area | Value |
|-------------------|------|---------|
| Porch, Open Frame | 96 | \$6,300 |

Plumbing

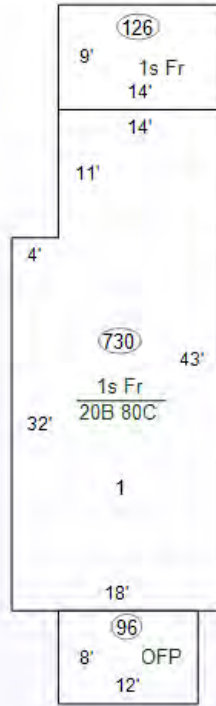
| # | TF |
|---------------|------------|
| Full Bath | 1 3 |
| Half Bath | 0 0 |
| Kitchen Sinks | 1 1 |
| Water Heaters | 1 1 |
| Add Fixtures | 0 0 |
| Total | 3 5 |

Accommodations

| | |
|--------------------|----------|
| Bedrooms | 2 |
| Living Rooms | |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 4 |

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|----------|--------|
| 1 1Fr | 856 | 856 | \$92,700 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | 146 | 0 | \$17,300 | |
| Crawl | 584 | 0 | \$6,200 | |
| Slab | | | | |

Total Base \$116,200

Adjustments 1 Row Type Adj. x 1.00 \$116,200

| | |
|------------------|---------------------|
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | \$0 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 \$0 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

Sub-Total, One Unit \$116,200

Sub-Total, 1 Units

| | | |
|-----------------------------------|---------|-----------------|
| Exterior Features (+) | \$6,300 | \$122,500 |
| Garages (+) 0 sqft | \$0 | \$122,500 |
| Quality and Design Factor (Grade) | | 0.70 |
| Location Multiplier | | 0.85 |
| Replacement Cost | | \$72,888 |

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 | 1 | Wood Fr | D-1 | 1910 | 1910 | 115 G | | 0.85 | | 1,002 sqft | \$72,888 | 45% | \$40,090 | 0% | 100% | 1.030 | 1.816 | 100.00 | 0.00 | 0.00 | \$75,000 |
| 2: Car Shed/ENC | 1 | | D | 2005 | 2005 | 20 A | \$36.54 | 0.85 | \$24.85 | 12'x21' | \$6,261 | 40% | \$3,760 | 0% | 100% | 1.030 | 1.816 | 100.00 | 0.00 | 0.00 | \$7,000 |
| 3: Car Shed/OPEN | 1 | | D | 2005 | 2005 | 20 A | \$10.10 | 0.85 | \$6.87 | 12'x20' | \$1,648 | 40% | \$990 | 0% | 100% | 1.030 | 1.816 | 100.00 | 0.00 | 0.00 | \$1,900 |
| 4: Utility Shed | 1 | SV | D | 2005 | 2005 | 20 F | | 0.85 | | 100 sqft | | 55% | | 0% | 100% | 1.030 | 1.816 | 0.00 | 0.00 | 100.00 | \$300 |
| 5: Utility Shed | 1 | SV | D | 2002 | 2002 | 23 A | | 0.85 | | 112 sqft | | 55% | | 0% | 100% | 1.030 | 1.816 | 100.00 | 0.00 | 0.00 | \$700 |

...Generation after Generation



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