

LAND AUCTION

Thursday August 12 • 6pm


Pike County, Indiana
Near Winslow, Indiana

187.5±
Acres
Offered in 2 Tracts

Held at Pike County Fairgrounds
Community Building
Petersburg, IN

INFORMATION BOOKLET

- Approximately 82.5 Tillable Acres per FSA
- Many Years Since Last Timber Harvest
- Patoka River Frontage
- Mineral Rights Conveyed to Buyer
- Good Hunting Area



SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
www.SchraderAuction.com

 ONLINE BIDDING AVAILABLE

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Owner Tract 1: Estate of Donald Richardson, Richardson Joint Revocable Living Trust

Owner Tract 2: Martha Annabel Richardson



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts with simultaneous bidding.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Trustee and/or Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing, subject to the current farm lease and remaining tenants rights.

MINERAL RIGHTS: Sellers shall convey to buyer(s) 100% of their mineral rights.

REAL ESTATE TAXES: Real estate taxes will be prorated to the day of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its

representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

Auction Manager: Brad Horrall • 812.890.8255

BOOKLET INDEX

- **BIDDER REGISTRATION FORMS**
- **LOCATION & TRACT MAPS**
- **MAPS**
- **FSA INFORMATION**
- **COUNTY TAX INFORMATION**
- **PHOTOS**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, AUGUST 12, 2021

187.5 ACRES – PETERSBURG, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, August 5, 2021.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
187.5± Acres • Pike County, Indiana
Thursday, August 12, 2021

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, August 12, 2021 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, August 5, 2021**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

LOCATION & TRACT MAPS



Auction Site: Pike County Fairgrounds Community Building • 1211 West St Rt 56
Petersburg, IN 47567

Directions to Property: Located at the South edge of Winslow, IN along SR 61

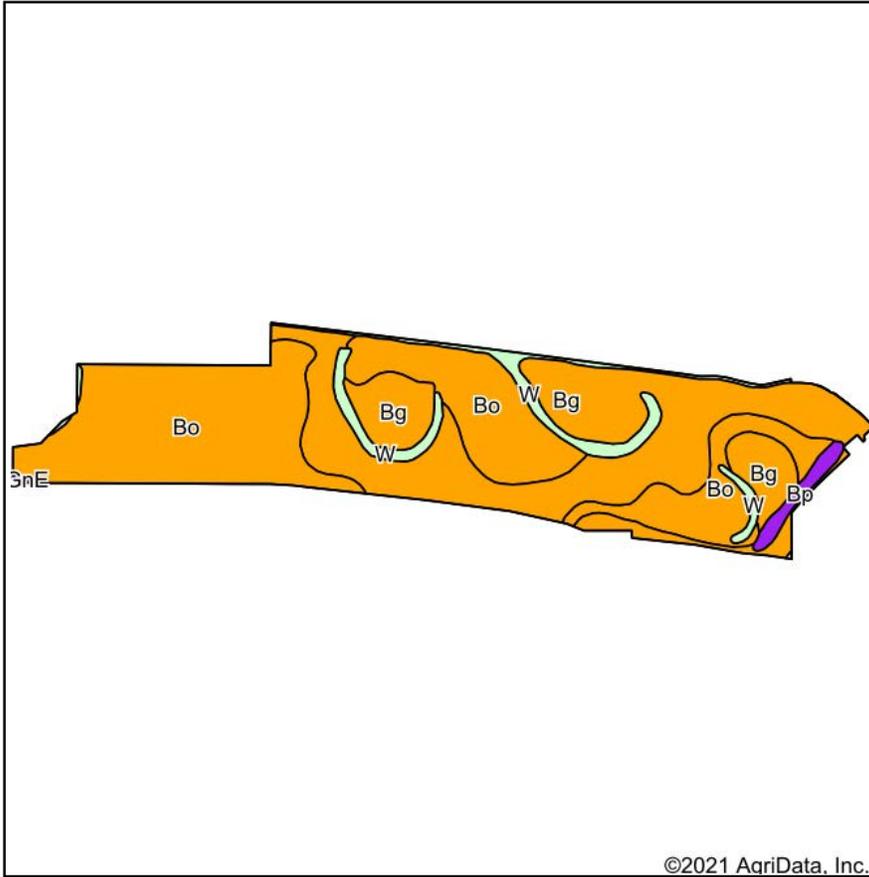
LOCATION & TRACT MAPS



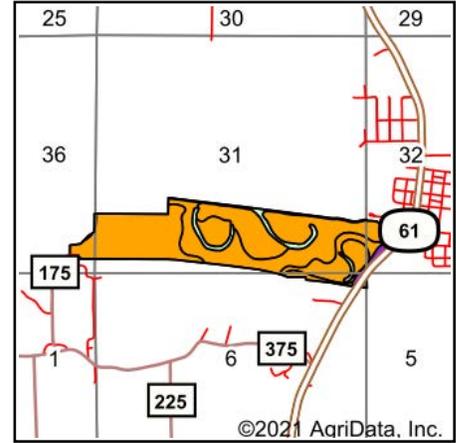
MAPS

SURETY SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Pike**
 Location: **31-1S-7W**
 Township: **Patoka**
 Acres: **192.31**
 Date: **4/2/2021**



Maps Provided By:



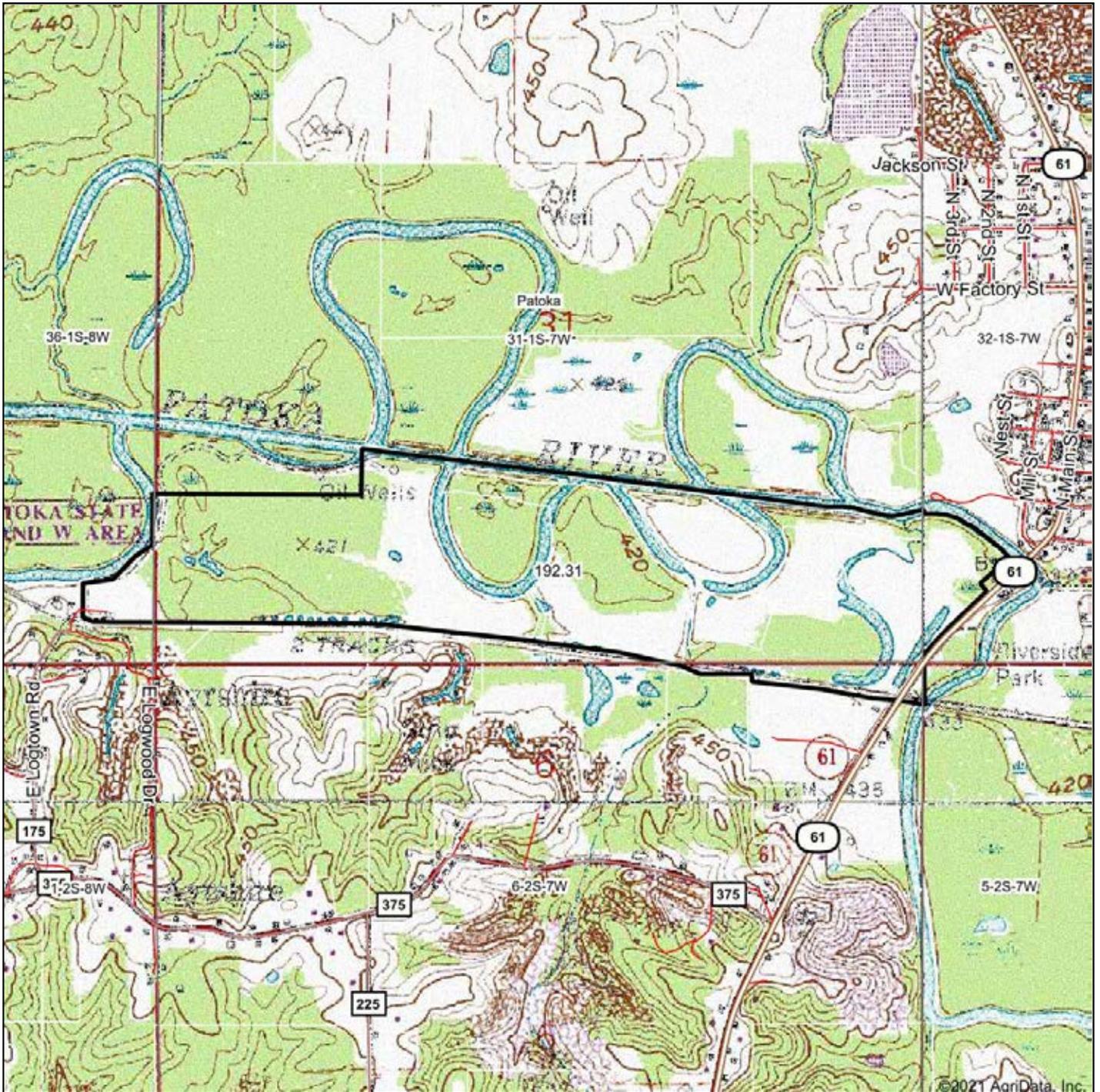
Area Symbol: IN125, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grain sorghum	Grass legume hay	Grass legume pasture	Pasture	Soybeans	Winter wheat
Bo	Bonnie silt loam, 0 to 2 percent slopes, frequently flooded	92.55	48.1%		Illw	119	93	4	6		40	
Bg	Belknap silt loam, 0 to 2 percent slopes, frequently flooded	83.67	43.5%		Illw	112		4	6		37	
W	Water	12.82	6.7%									
Bp	Bonnie silt loam, ponded	3.00	1.6%		Vw							
GnE	Gilpin silt loam, 15 to 30 percent slopes	0.27	0.1%		Vle	65		2		4	23	33
Weighted Average						106.1	44.8	3.7	5.5	*-	35.4	*-

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

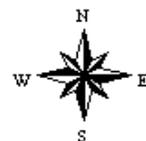
Topography Map



map center: 38° 22' 49.78, -87° 13' 48.85



31-1S-7W
Pike County
Indiana

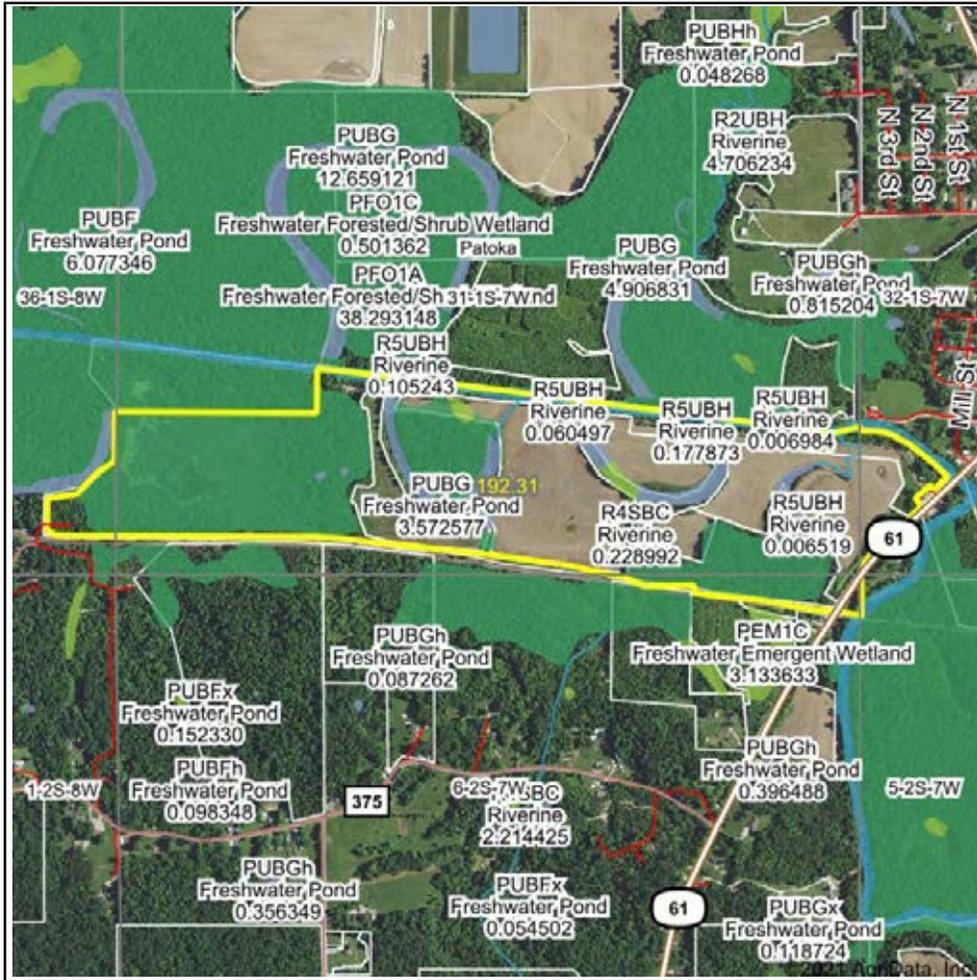


4/2/2021



WETLANDS MAP

Wetlands Map

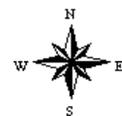


State: **Indiana**
 Location: **31-1S-7W**
 County: **Pike**
 Township: **Patoka**
 Date: **4/2/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



0ft 1631ft 3261ft

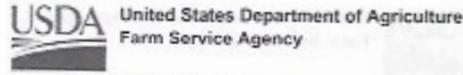
Classification Code	Type	Acres
PFO1/EM1C	Freshwater Forested/Shrub Wetland	35.07
PFO1A	Freshwater Forested/Shrub Wetland	31.48
PUBG	Freshwater Pond	9.16
PFO1C	Freshwater Forested/Shrub Wetland	7.91
R2UBH	Riverine	5.74
PEM1C	Freshwater Emergent Wetland	1.18
R5UBH	Riverine	1.07
PEM1F	Freshwater Emergent Wetland	0.58
PSS1/EM1C	Freshwater Forested/Shrub Wetland	0.40
PSS1C	Freshwater Forested/Shrub Wetland	0.33
R4SBC	Riverine	0.23
PUBGx	Freshwater Pond	0.17
	Total Acres	93.32

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FSA INFORMATION

FSA INFORMATION

INDIANA
PIKE
Form: FSA-156EZ



FARM : 1218
Prepared : 7/1/21 11:47 AM
Crop Year : 2021

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ENGLERT FARMS, LLC
 Farms Associated with Operator : 18-125-1172, 18-125-1218, 18-125-2630, 18-125-2936, 18-125-3326, 18-125-3355, 18-125-3356, 18-125-3441, 18-125-4071
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
211.34	82.55	82.55	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag-Rel. Activity	Broken From Native Sod
0.00	0.00	82.55	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	43.20	0.00	115	
Soybeans	34.80	0.00	31	
TOTAL	78.00	0.00		

NOTES

Tract Number : 967
 Description : H7-1A SEC 31,T1S,R7W /PATOKA
 FSA Physical Location : INDIANA/PIKE
 ANSI Physical Location : INDIANA/PIKE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : DONALD F RICHARDSON ESTATE
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
211.34	82.55	82.55	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag-Rel. Activity	Broken From Native Sod
0.00	0.00	82.55	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

USDA Farm 1218 Tract 967
 Administered by: Pike County, Indiana
 OP: ENGLERT FARMS, LLC
 OW: DONALD F RICHARDSON ESTATE
 Source: Primarily USDA NAIP 2020 Imagery, IDHS or Dynamap roads, FSA data 2021-02-04 07:33:28

2021 Certification map prepared on: 2/5/2021
 21.34 Tract acres
 82.55 Cropland acres
 0 CRP acres
 All NIRR

Wetland Determination Identifiers:
 CRP
 CLU
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

TRS: 157W31
 PIKE Co., IN

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	29.64	N	2				Y
Crop: _____							
Date: _____							
2	9.79	N	2				Y
Crop: _____							
Date: _____							
4	10.57	N	2				Y
Crop: _____							
Date: _____							
5	5.06	N	2				Y
Crop: _____							
Date: _____							
8	22.91	N	2				Y
Crop: _____							
Date: _____							
9	4.58	N	2				Y
Crop: _____							
Date: _____							

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Tract 1

Richardson, Donald 3/4 Int Robe
 Ownership
 Richardson, Donald 3/4 Int Robert Rich
 477 S State Rd 61
 Winslow, IN 47598

Richardson, Donald 3/4 Int Robe
 Ownership
 Richardson, Donald 3/4 Int Robert Rich
 477 S State Rd 61
 Winslow, IN 47598

ST RD 61
 Transfer of Ownership
 Doc ID Code Book/Page Adj Sale Price VII
 01/01/1900 WD / \$0 I

100, Vacant Land
 Notes
 7/31/2016 RE: FLOODING -50
 7/31/2016 RE: Associate Parcel ID
 03/03/2016 RE: 2011 TRENDED-REWORKED SOILS
 2011 TRENDED-REWORKED SOILS
 55 ACRE VARIANCE BETWEEN DEED ACRES
 AND
 MEASURED ACRES. CHECK FOR IMPROVEMENT
 REWORKED SOILS 6/20/13

PATOKA #1
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190
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Legal
 009-00740-00 PT 8H 31 18 7 168 04A
 LE88 1/2 DL

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

Assessment Year	2018	2017	2016	2015
Reason For Change	AA	AA	AA	AA
As Of Date	06/13/2019	07/17/2017	01/01/2016	03/01/2015
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$129,100	\$133,200	\$153,100	\$162,200
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$129,100	\$133,200	\$153,100	\$162,200
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	\$129,100	\$133,200	\$153,100	\$162,200
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$129,100	\$133,200	\$153,100	\$162,200
Total Non Res (3)	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Soil Type Method ID	Act FrontL	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Market Elig %	Factor	Value
4 A BG	0	3.2000	\$1,560	\$1,732	\$5,542	0%	0%	1.0000	\$5,540
4 A BO	0	15.2800	\$1,560	\$1,854	\$25,273	0%	0%	1.0000	\$25,270
4 A BP	0	0.7200	\$1,560	\$780	\$562	0%	0%	1.0000	\$560
4 A W	0	8.6500	\$1,560	\$780	\$6,747	0%	0%	1.0000	\$6,750
42 A BG	0	49.3000	\$1,560	\$1,732	\$85,388	-50%	0%	1.0000	\$42,690
42 A BO	0	29.3300	\$1,560	\$1,854	\$48,512	-50%	0%	1.0000	\$24,260
5 A BG	0	6.8200	\$1,560	\$1,732	\$11,812	-60%	0%	1.0000	\$4,720
6 A BG	0	15.9500	\$1,560	\$1,732	\$27,825	-80%	0%	1.0000	\$5,530
6 A BO	0	25.9000	\$1,560	\$1,854	\$42,839	-80%	0%	1.0000	\$8,570
6 A W	0	3.8000	\$1,560	\$780	\$2,664	-80%	0%	1.0000	\$590
72 A WTR	0	9.6300	\$1,560	\$780	\$7,687	-40%	0%	1.0000	\$4,800
82 A	0	0.0600	\$1,560	\$1,560	\$94	-100%	0%	1.0000	\$0

Land Computations	Value
Calculated Acreage	168.84
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	168.84
81 Legal Drain NY	0.00
82 Public Roads NY	0.06
83 UT Towers NY	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	168.78
Farmland Value	\$129,080
Measured Acreage	168.78
Avg Farmland Value/Acre	765
Value of Farmland	\$129,120
Classified Total	\$0
Farm / Classified Value	\$129,100
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$129,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$129,100

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 Doc ID Code Book/Page Adj Sale Price VII
 01/01/1900 WD / \$0 I

100, Vacant Land
 Notes
 7/31/2016 RE: FLOODING -50
 7/31/2016 RE: Associate Parcel ID
 03/03/2016 RE: 2011 TRENDED-REWORKED SOILS
 2011 TRENDED-REWORKED SOILS
 55 ACRE VARIANCE BETWEEN DEED ACRES
 AND
 MEASURED ACRES. CHECK FOR IMPROVEMENT
 REWORKED SOILS 6/20/13

PATOKA #1
 Notes
 7/31/2016 RE: FLOODING -50
 7/31/2016 RE: Associate Parcel ID
 03/03/2016 RE: 2011 TRENDED-REWORKED SOILS
 2011 TRENDED-REWORKED SOILS
 55 ACRE VARIANCE BETWEEN DEED ACRES
 AND
 MEASURED ACRES. CHECK FOR IMPROVEMENT
 REWORKED SOILS 6/20/13

ST RD 61
 Transfer of Ownership
 Doc ID Code Book/Page Adj Sale Price VII
 01/01/1900 WD / \$0 I

100, Vacant Land
 Notes
 7/31/2016 RE: FLOODING -50
 7/31/2016 RE: Associate Parcel ID
 03/03/2016 RE: 2011 TRENDED-REWORKED SOILS
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PATOKA #1
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 Notes
 7/31/2016 RE: FLOODING -50
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PATOKA #1
 Notes
 7/31/2016 RE: FLOODING -50
 7/31/2016 RE: Associate Parcel ID
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 AND
 MEASURED ACRES. CHECK FOR IMPROVEMENT
 REWORKED SOILS 6/20/13

ST RD 61
 Transfer of Ownership
 Doc ID Code Book/Page Adj Sale Price VII
 01/01/1900 WD / \$0 I

100, Vacant Land
 Notes
 7/31/2016 RE: FLOODING -50
 7/31/2016 RE: Associate Parcel ID
 03/03/2016 RE: 2011 TRENDED-REWORKED SOILS
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 AND
 MEASURED ACRES. CHECK FOR IMPROVEMENT
 REWORKED SOILS 6/20/13

PATOKA #1
 Notes
 7/31/2016 RE: FLOODING -50
 7/31/2016 RE: Associate Parcel ID
 03/03/2016 RE: 2011 TRENDED-REWORKED SOILS
 2011 TRENDED-REWORKED SOILS
 55 ACRE VARIANCE BETWEEN DEED ACRES
 AND
 MEASURED ACRES. CHECK FOR IMPROVEMENT
 REWORKED SOILS 6/20/13

COUNTY TAX INFORMATION

Tract 1

PATOKA #1 /90 1/2
 Notes
 5/27/2019 RE: 2019 CYCLICAL REASSESSMENT:
 9/17/2014 re: Associate Parcel ID
 0350330 023200000
 9/17/2014 MEMO:
 FORM 133 CORRECTION OF ERROR: CHANGED
 LAND TO
 WOODLAND 50007 WJ
 11/19/20 RE: 2015 CYCLICAL REASSESSMENT

Richardson, Donald F 3 E LOGTOWN RD 100, Vacant Land
 Ownership
 Richardson, Donald F 3
 4 Int and The Richardson Joint Revoca
 989 Clay ST
 SAINT CLAIR, MO 63077
 Date 10/03/2018
 Owner Richardson, Donald F
 Doc ID 20161889
 Book/Page Adj Sale Price VII
 20161889 WD / \$0
 01/01/1900 WD / \$0

Richardson, Donald F 3
 Ownership
 Richardson, Donald F 3
 4 Int and The Richardson Joint Revoca
 989 Clay ST
 SAINT CLAIR, MO 63077
 Date 10/03/2018
 Owner Richardson, Donald F
 Doc ID 20161889
 Book/Page Adj Sale Price VII
 20161889 WD / \$0
 01/01/1900 WD / \$0

Richardson, Donald F 3
 Ownership
 Richardson, Donald F 3
 4 Int and The Richardson Joint Revoca
 989 Clay ST
 SAINT CLAIR, MO 63077
 Date 10/03/2018
 Owner Richardson, Donald F
 Doc ID 20161889
 Book/Page Adj Sale Price VII
 20161889 WD / \$0
 01/01/1900 WD / \$0

Legal
 009-00740-01 PT SE SE 36 18 1 66A
 LE85 1/2 OL

Legal
 009-00740-01 PT SE SE 36 18 1 66A
 LE85 1/2 OL

Legal
 009-00740-01 PT SE SE 36 18 1 66A
 LE85 1/2 OL

Legal
 009-00740-01 PT SE SE 36 18 1 66A
 LE85 1/2 OL

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

Assessment Year	2016	2017	2018	2019
Reason For Change	AA	AA	AA	WIP
As Of Date	01/01/2016	07/17/2017	06/18/2018	02/06/2019
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$600	\$700	\$600	\$600
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$600	\$700	\$600	\$600
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	\$600	\$700	\$600	\$600
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$600	\$700	\$600	\$600
Total Non Res (3)	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Soil Type	Act Frontl	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor
6 A	1	1.6600	1.06	\$1,560	\$1,654	\$2,746	-80%	0%	1.0000
BO	1	1.6600	1.06	\$1,560	\$1,654	\$2,746	-80%	0%	1.0000

Land Computations

Calculated Acreage	1.66
Actual Frontage	1
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.66
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
9192 Acres	0.00
Total Acres Farmland	1.66
Farmland Value	\$550
Measured Acreage	1.66
Avg Farmland Value/Acre	331
Value of Farmland	\$550
Classified Total	\$0
Farm / Classified Value	\$600
Homesite(s) Value	\$0
9192 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$600

Net Model
 3-009 - Residential
Characteristics
 Geography Flood Hazard
 Rolling
 ERA
 ERA
 TIF
 TIF
 Neighborhood Life Cycle Stage
 Data Source N/A Collector 07/27/2015 DU Appraiser 07/30/2015 DH
 Thursday, February 20, 2020
 Review Group 2014

COUNTY TAX INFORMATION

Tract 1

12

ORIGINAL TOWN Notes

5/22/2017 001: VERIFIED SALE: RICHARDSON TO TISDALE - (5) PARCELS - \$ 19,500.00 - (50/F45491) - AD

5/22/2010 01: Associate Parcel ID 010014 00123000

5/23/2010 30: Legal Description PT SW SW 32 18 7 6 40A

11/19/00 MEMO: FORM 133 CORRECTION OF ERROR CHANGED LAND TO WOODLAND 55007 WV WEST OF LUGGON STORE CHECK USNGE-NOT WOODLAND 2013 - USE CHANGE - 5 ACRES TO NON-TILTABLE 2014 CYCLICAL REASSESSMENT

100, Vacant Land

S ST RD 61

Richardson, Donald F 3/4 Int Ro

Richardson, Donald F 3/4 Int Ro

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price V# 01/01/1900 Richardson, Donald F WD / \$0 /

Ownership Richardson, Donald F 3/4 Int Robert Ri 477 S State Rd 61 Winslow, IN 47588

Ownership Richardson, Donald F 3/4 Int Robert Ri 477 S State Rd 61 Winslow, IN 47588

Legal 010-00249-00 PT SW SW 32 18 7 6 40A

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

Assessment Year	Reason For Change	2017	2018	2019	2020	2021
02/12/2019	WIP	AA	AA	AA	AA	AA
06/13/2019	As Of Date	06/18/2018	07/17/2017	01/01/2016	03/01/2015	
1.0000	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	
	Notice Required	<input checked="" type="checkbox"/>				
\$3,900	Land	\$4,100	\$4,700	\$5,000	\$5,200	
\$0	Land Res (1)	\$0	\$0	\$0	\$0	
\$3,900	Land Non Res (2)	\$4,100	\$4,700	\$5,000	\$5,200	
\$0	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	
\$3,900	Total	\$4,100	\$4,700	\$5,000	\$5,200	
\$0	Total Res (1)	\$0	\$0	\$0	\$0	
\$3,900	Total Non Res (2)	\$4,100	\$4,700	\$5,000	\$5,200	
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	

Land Computations

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
5 A BG	0	5.0000	\$1,560	\$1,732	\$8,660	-60%	0%	1.0000	\$3,460
6 A BG	6	1.4000	\$1,560	\$1,732	\$2,425	-80%	0%	1.0000	\$480

Calculated Acreage 6.40

Actual Frontage 6

Developer Discount

Parcel Acreage 6.40

81 Legal Drain NV 0.00

82 Public Roads NV 0.00

83 UT Towers NV 0.00

9 Homesite 0.00

91/92 Acres 0.00

Total Acres Farmland 6.40

Farmland Value \$3,940

Measured Acreage 6.40

Avg Farmland Value/Acre 616

Value of Farmland \$3,940

Classified Total \$0

Farm / Classified Value \$3,900

Homesite(s) Value \$0

91/92 Value \$0

Supp. Page Land Value \$0

CAP 1 Value \$3,900

CAP 2 Value \$0

CAP 3 Value \$0

Total Value \$3,900

Parcel Model 3-010 - Residential

Characteristics

Flood Hazard

Electric Utilities

Water, Electricity

Streets or Roads

Other

Neighborhood Life Cycle Stage

Printed: Thursday, February 20, 2020

Review Group 2014

Data Source N/A

Collector 09/08/2014 JC

Appraiser 09/09/2014 JC

COUNTY TAX INFORMATION

Tract 1

11-06-100-018-000-009
General Information
Parcel Number 11-06-100-018-000-009
Legal Parcel Number 3074002
Tract 1
Richardson, Donald 3/4 Int Robe S ST RD 61
501, Vacant - Unplatted (0 to 9.99 Acres)
PATOKA #1 /90 12
Notes
 7/8/2019 RE:2019 CYCLICAL REASSESSMENT:
 9/8/2018 001: FLOODING, -50
 Form 133 changed land to ag 2641507 /h
 9/8/2018 alt: Associate Parcel ID
 009012 018060000
 PROPERTY ADJACENT TO RR TRACKS
 9/8/2018 RE: 2015 CYCLICAL REASSESSMENT

Ownership
 Richardson, Donald 3/4 Int Robert Rich
 477 S State Rd 61
 Winslow, IN 47589
Owner Richardson, Donald 3/4
Date 01/01/1900
Doc ID Code WD
Book/Page /
Adj Sale Price \$0
Transfer of Ownership /

Legal
 009-0074802 PT NE NE 6 28 7 3A
 LE88 112 0L

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

Assessment Year	2019	2018	2017	2016	2015
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	02/05/2019	08/18/2018	07/17/2017	01/01/2016	03/01/2015
Valuation Method	Indiana Cost Mod				
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>				
Land	\$2,100	\$2,100	\$2,500	\$2,600	\$2,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$2,100	\$2,100	\$2,500	\$2,600	\$2,700
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	\$2,100	\$2,100	\$2,500	\$2,600	\$2,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$2,100	\$2,100	\$2,500	\$2,600	\$2,700
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Pricing Soil
 5 A BG
Act Front 3
Size Factor 1.11
Rate \$1,560
Adj. Rate \$1,732
Ext. Value \$5,196
Infl. % -60%
Res Market Factor 0%
Value \$2,080

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Computations	Value
Calculated Acreage	3.00
Actual Frontage	3
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	3.00
Farmland Value	\$2,080
Measured Acreage	3.00
Avg Farmland Value/Acre	693
Value of Farmland	\$2,080
Classified Total	\$0
Farm / Classified Value	\$2,100
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$2,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$2,100

Parcel Address (1)
 ST RD 61
 ISLOW, IN 47598

Division
 3-009 - Residential
Characteristics
 Flood Hazard
 Rolling
 ERA
 Utilities, Electricity
 TIF
 Neighborhood Life Cycle Stage

Collector 10/31/2018 DH
Appraiser 10/31/2018 DH
Data Source N/A
 Thursday, February 20, 2020
 Review Group 2018

COUNTY TAX INFORMATION

Tract 1

PATOKA #1 /90 1/2

Notes
9/17/2019 RE 2019 CYCLICAL REASSESSMENT:

9/17/2014 RE 2014 CYCLICAL REASSESSMENT:
FORM 133 CORRECTION OF ERROR CHANGED
LAND TO
AGRI LAND 52967 WJ

9/17/2014 RE: Associate Parcel ID
039030 06420000

10/19/00 RE: 2015 CYCLICAL REASSESSMENT

Richardson, Donald 3/4 Int Robe **Tract 1** E LOGTOWN RD 100, Vacant Land

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price Vt
01/01/1900 Richardson, Donald 3/4 WD / \$0 1

Ownership

Date Owner
01/01/1900 Richardson, Donald 3/4

36-36-400-024,000-009

General Information

Parcel Number

36-36-400-024,000-009

Legal Parcel Number

3074003

ID:

Legal

009-00740-03 PT SE 26 1/8 S 3/4 EA

LESS 1/2 OIL

Tract 1

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

Assessment Year	2019	2018	2017	2016	2015
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	02/06/2019	08/18/2018	07/17/2017	01/01/2016	03/01/2015
Valuation Method	Indiana Cost Mod				
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required					
Land	\$1,000	\$1,000	\$1,200	\$1,300	\$1,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$1,000	\$1,000	\$1,200	\$1,300	\$1,300
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	\$1,000	\$1,000	\$1,200	\$1,300	\$1,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$1,000	\$1,000	\$1,200	\$1,300	\$1,300
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res:100', Cl:100' Base Lot: Res:0' X:0', Cl:0' X:0')

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
6 A BO	3	3.0400	\$1,560	\$1,654	\$5,028	-80%	0%	1.0000	\$1,010

Land Computations

Calculated Acreage	3.04
Actual Frontage	3
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.04
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	3.04
Farmland Value	\$1,010
Measured Acreage	3.04
Avg Farmland Value/Acre	332
Value of Farmland	\$1,010
Classified Total	\$0
Farm / Classified Value	\$1,000
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$1,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$1,000

Appraiser 07/30/2015 DH

Collector 07/27/2015 DU

Data Source N/A

Review Group 2014

Characteristics
 Flood Hazard
 Rolling
 ERA
 TIF
 Flooded
 Neighborhood Life Cycle Stage
 Thursday, February 20, 2020
 Review Group 2014

COUNTY TAX INFORMATION

Tract 2

ORIGINAL TOWN 1,2

599, Other Residential Structures

477 S ST RD 61

Richardson, Martha Annabel

07-32-339-002.000-010

Notes
 6/19/2019 RE:2018 CYCLICAL REASSESSMENT
 4/25/2017 001 - VERIFIED SALE - RICHARDSON TO TOSDALE - (S) PARCEL 5 - \$ 19,000.00 - (S)F454811 - AD
 3/24/2016 001 - ADD'D MOBILE HOME 5 HOMESITE 03-01-34
 SPLIT TO 15-02009203 402H/909 FORM 138 REMOVED SHED ON PAY 09 MAR
 3/1/2016 MHPP: MH TO PERSONAL PROPERTY
 03-410-001-04-00-14X63 MH
 48E4 WEST OF LULLOR STORE
 FORM 130 RES EXEMPT '17 REV 13
 PROPERTY SHOULD HAVE HOMESITE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	Val
03/17/2016	Richardson, Martha Annabel	AS	AS	242/360	\$0	\$0
03/17/2016	Richardson, Donald F	WD	WD	/	\$0	\$0
01/01/1900	Richardson, Donald F	WD	WD	/	\$0	\$0

Legal
 010-00266-02 PT SW SW 32 1S 7 4-543A

Parcel Number
 0029502

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

Assessment Year	2019	2018	2017	2016	2015
Assessment	AA	AA	AA	AA	AA
Reason For Change	08/13/2019	08/18/2018	07/17/2017	01/01/2016	03/01/2015
As Of Date	Indiana Cost Mod				
Valuation Method	1.0000	1.0000	1.0000	1.0000	1.0000
Equalization Factor					
Notice Required	<input checked="" type="checkbox"/>				
Land	\$16,200	\$15,900	\$15,900	\$15,900	\$15,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$16,200	\$15,900	\$15,900	\$15,900	\$15,900
Improvement	\$4,500	\$4,500	\$4,300	\$4,900	\$4,700
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$4,500	\$4,500	\$4,300	\$4,900	\$4,700
Total	\$20,700	\$20,400	\$20,200	\$20,800	\$20,600
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$20,700	\$20,400	\$20,200	\$20,800	\$20,600

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Res Market Infl. %	Elig %	Factor	Value
91 A	0	4.5430	1.00	\$3,500	\$15,901	0%	0%	1.0200	\$16,220

Land Computations

Calculated Acreage	4.54
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	4.54
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
9192 Acres	4.54
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.00
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
9192 Value	\$16,200
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$16,200
CAP 3 Value	\$16,200
Total Value	\$16,200

Res

2019	2018	2017	2016	2015
WIP	AA	AA	AA	AA
02/12/2019	08/13/2019	08/18/2018	07/17/2017	01/01/2016
Indiana Cost Mod				
1.0000	1.0000	1.0000	1.0000	1.0000

Land Pricing Soil Type Method ID

Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Res Market Infl. %	Elig %	Factor	Value
0	4.5430	1.00	\$3,500	\$15,901	0%	0%	1.0200	\$16,220

Land Computations

Calculated Acreage	4.54
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	4.54
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
9192 Acres	4.54
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.00
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
9192 Value	\$16,200
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$16,200
CAP 3 Value	\$16,200
Total Value	\$16,200

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Res Market Infl. %	Elig %	Factor	Value
91 A	0	4.5430	1.00	\$3,500	\$15,901	0%	0%	1.0200	\$16,220

Land Computations

Calculated Acreage	4.54
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	4.54
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
9192 Acres	4.54
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.00
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
9192 Value	\$16,200
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$16,200
CAP 3 Value	\$16,200
Total Value	\$16,200

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Res Market Infl. %	Elig %	Factor	Value
91 A	0	4.5430	1.00	\$3,500	\$15,901	0%	0%	1.0200	\$16,220

Land Computations

Calculated Acreage	4.54
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	4.54
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
9192 Acres	4.54
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.00
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
9192 Value	\$16,200
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$16,200
CAP 3 Value	\$16,200
Total Value	\$16,200

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Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.00
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
9192 Value	\$16,200
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$16,200
CAP 3 Value	\$16,200
Total Value	\$16,200

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Soil Type Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Res Market Infl. %	Elig %	Factor	Value
91 A	0	4.5430	1.00	\$3,500	\$15,901	0%	0%	1.0200	\$16,220

Collector: Appraiser

Division: 07-32-339-002.000-010
 Parcel Number: 0029502
 Address: 477 S ST RD 61
 Location: OKA TOWNSHIP, ISLOW TOWN, COOK COUNTY, INDIANA
 Property Class: 599
 Assessor: 02/12/2019
 Valuation Method: Indiana Cost Mod
 Equalization Factor: 1.0000
 Notice Required:
 Land: \$16,200
 Land Res (1): \$0
 Land Non Res (2): \$0
 Land Non Res (3): \$16,200
 Improvement: \$4,500
 Imp Res (1): \$0
 Imp Non Res (2): \$0
 Imp Non Res (3): \$4,500
 Total: \$20,700
 Total Res (1): \$0
 Total Non Res (2): \$0
 Total Non Res (3): \$20,700
 Land Pricing Soil Type Method ID: 91 A
 Act Front: 0
 Size Factor: 4.5430
 Rate: 1.00
 Adj. Rate: \$3,500
 Ext. Value: \$15,901
 Res Market Infl. %: 0%
 Elig %: 0%
 Factor: 1.0200
 Value: \$16,220
 Land Computations:
 Calculated Acreage: 4.54
 Actual Frontage: 0
 Developer Discount:
 Parcel Acreage: 4.54
 81 Legal Drain NV: 0.00
 82 Public Roads NV: 0.00
 83 UT Towers NV: 0.00
 9 Homesite: 0.00
 9192 Acres: 4.54
 Total Acres Farmland: 0.00
 Farmland Value: \$0
 Measured Acreage: 0.00
 Avg Farmland Value/Acre: 0.00
 Value of Farmland: \$0
 Classified Total: \$0
 Farm / Classified Value: \$0
 Homesite(s) Value: \$0
 9192 Value: \$16,200
 Supp. Page Land Value: \$0
 CAP 1 Value: \$0
 CAP 2 Value: \$16,200
 CAP 3 Value: \$16,200
 Total Value: \$16,200
 Data Source: N/A
 Review Group: 2014
 Thursday, February 20, 2020

COUNTY TAX INFORMATION

Tract 2

07-32-339-002.000-010 Richardson, Martha Annabel 477 S ST RD 61 599, Other Residential Structures ORIGINAL TOWN 212

General Information		Plumbing	
Property	Value	Count	Value
Occupancy	Barn, Pole (T3)		
Description	Barn, Pole (T3) R 01		
Story Height	0		
Roof	N/A		
Shed Area	Kitchen Sinks		
Water Heaters			
Add Fixtures			
Total			
Floor Finish			
Tile	<input type="checkbox"/>		
Carpet	<input type="checkbox"/>		
Unfinished	<input type="checkbox"/>		
Other	<input type="checkbox"/>		
Accommodations			
Bedrooms			
Living Rooms			
Dining Rooms			
Family Rooms			
Total Rooms			
Wall Finish			
Unfinished	<input type="checkbox"/>		
Other	<input type="checkbox"/>		
Roofing			
Asphalt	<input type="checkbox"/>		
Slate	<input type="checkbox"/>		
Tile	<input type="checkbox"/>		
Other	<input type="checkbox"/>		
Exterior Features			

Specialty Plumbing		Summary of Improvements	
Description	Count	Value	Value
Sub-Total, One Unit		\$0	
Sub-Total, 1 Units		\$0	
Exterior Features (+)		\$0	
Garages (+) 0 sqft		\$0	
Quality and Design Factor (Grade)			
Location Multiplier		0.90	
Replacement Cost		\$15,353	

Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nshhd	Mrkt Value	Improv Value
0%	1	T3AW	D	1975	1975	44	F	\$15.34	0.90	\$14.45	36' x 41' x 10'	\$15,353	65%	\$5,370	0%	100%	0.6300	\$4,500

Total all pages		Total this page	
Value	Count	Value	Count
\$4,500		\$4,500	

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



SCHRADER AT A GLANCE

- Established in 1944.
- Located in Columbia City, IN, in 10,000 square feet of office space and heated garage/shop for auction equipment.
- Salaried staff (21) averages over 14 years experience, and the Schrader marketing team includes (4) graphic designers and a professional photographer.
- Sales representatives (36) in six states, including Oklahoma and Florida.
- Joint venture offices in Michigan, Virginia and Washington and a joint venture office in Indianapolis, Indiana.
- Licensed in 26 states and have ability to secure proper licensing in any state.
- Real estate auctions conducted in 40 states.
- Over 400 years of combined experience.
- Seven staff members and managers with master's degrees—president having a Masters Degree in Agricultural Economics.
- 200 to 250 auctions conducted annually.
- Annual real estate auction sales volume has exceeded \$250,000,000.
- Annual acreage sold has exceeded 100,000 acres plus residential and commercial properties.
- Traditional real estate sales and Section 1031 tax deferred exchanges are a sector of Schrader business.
- Conducted the first online multi-tract auction on the internet simultaneously with the live auction on March 27, 2000.



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