

# Farmland Auction

- Irrigated Farmland • Exterior & Interior Fencing
- 5,000+ sq. ft. Home with Excellent Outbuildings
- Fulton County • Rochester, Indiana



## INFORMATION BOOK



**181<sup>±</sup>** acres

Offered in 3 Tracts or Combinations

**Wednesday, March 11 • 6pm**

Auction Held at Everett Smith Building, Fulton County Fairgrounds - Rochester, IN 46975

ONLINE BIDDING AVAILABLE

**SCHRADER**  
Real Estate and Auction Company, Inc.

800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)

## 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.

**SELLER:** Dan & Kathy Quinlan Revocable Living Trust



**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 3 individual tracts, any combination of tracts & as a total 181± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts & as a whole.

**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, & 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's Deed(s).

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

**POSSESSION:** Possession of Tract 1 will be at closing or immediate access is

available prior to closing. If Buyer elects to have access prior to closing, Buyer will be required to deliver an additional 10% down payment (for a total of 20%) & sign a Pre-Closing Access Agreement. Possession of Tracts 2 & 3 will be 90 days after closing.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in November 2027 & thereafter.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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 & proposed boundaries are approximate & 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 & 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 & suf-

ficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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 Managers:** James D. Hayworth • 765.427.1913 #RB14004965, #AU08700434  
& Arden L. Schrader • 260.229.2442 #RB14015015, #AU01050022  
Schrader Real Estate and Auction Company, Inc. #AC63001504, #CO81291723

# BOOKLET INDEX

- **REGISTRATION FORMS** PAGE 4
- **LOCATION & TRACT MAPS** PAGE 9
- **SOIL MAP** PAGE 13
- **TOPOGRAPHY MAP** PAGE 15
- **FSA INFORMATION** PAGE 17
- **TAX & ASSESSOR INFORMATION** PAGE 21
- **PHOTOS** PAGE 39



# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**WEDNESDAY, MARCH 11, 2026**

**181± ACRES – FULTON COUNTY, 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Wednesday, February 4, 2026.  
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**  
**181± Acres • Fulton County, Indiana**  
**Wednesday, March 11, 2026**

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 Wednesday, March 11, 2026 at 6:00 PM (EST).
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, Wednesday, March 4, 2026**. 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.***

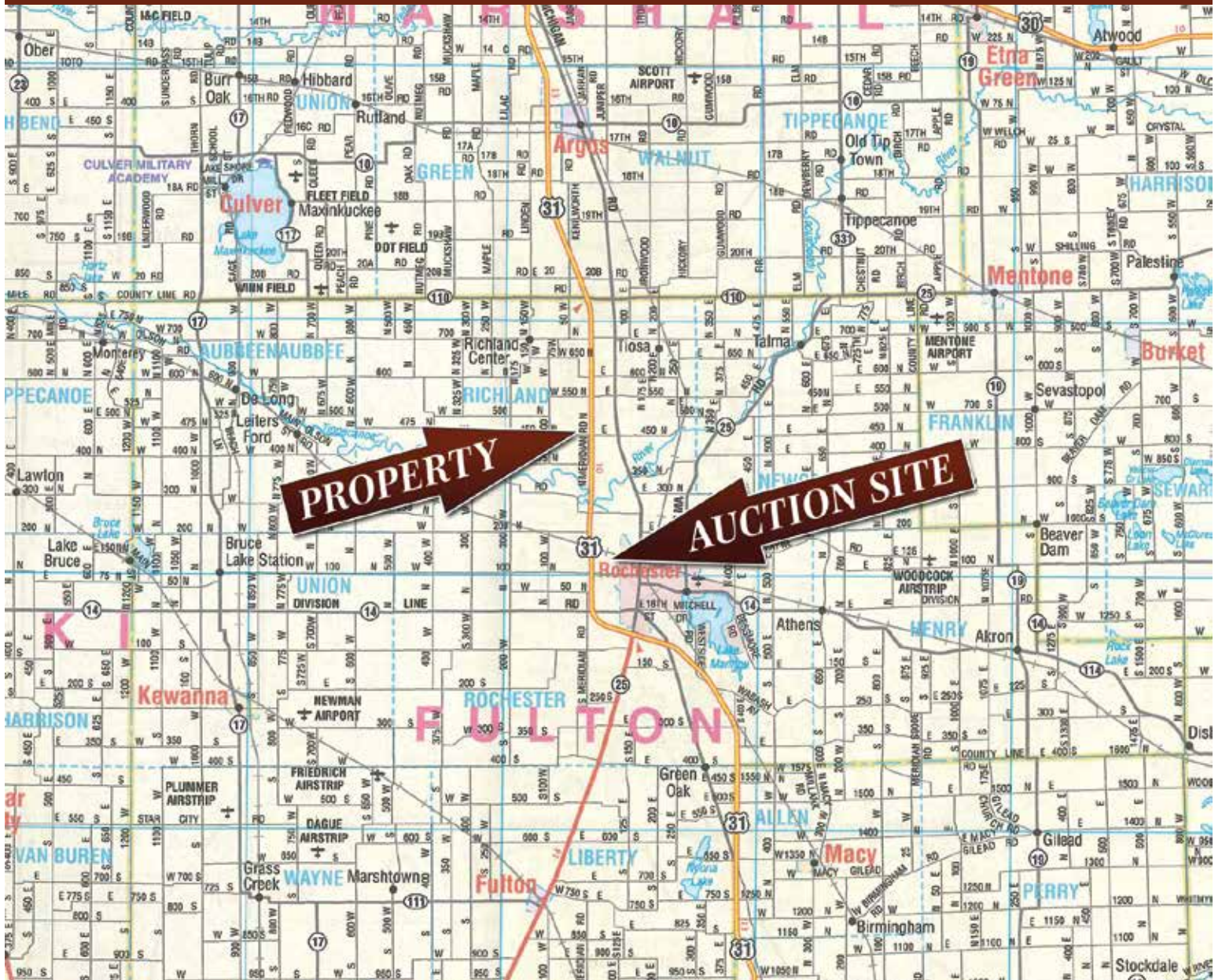
**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

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.

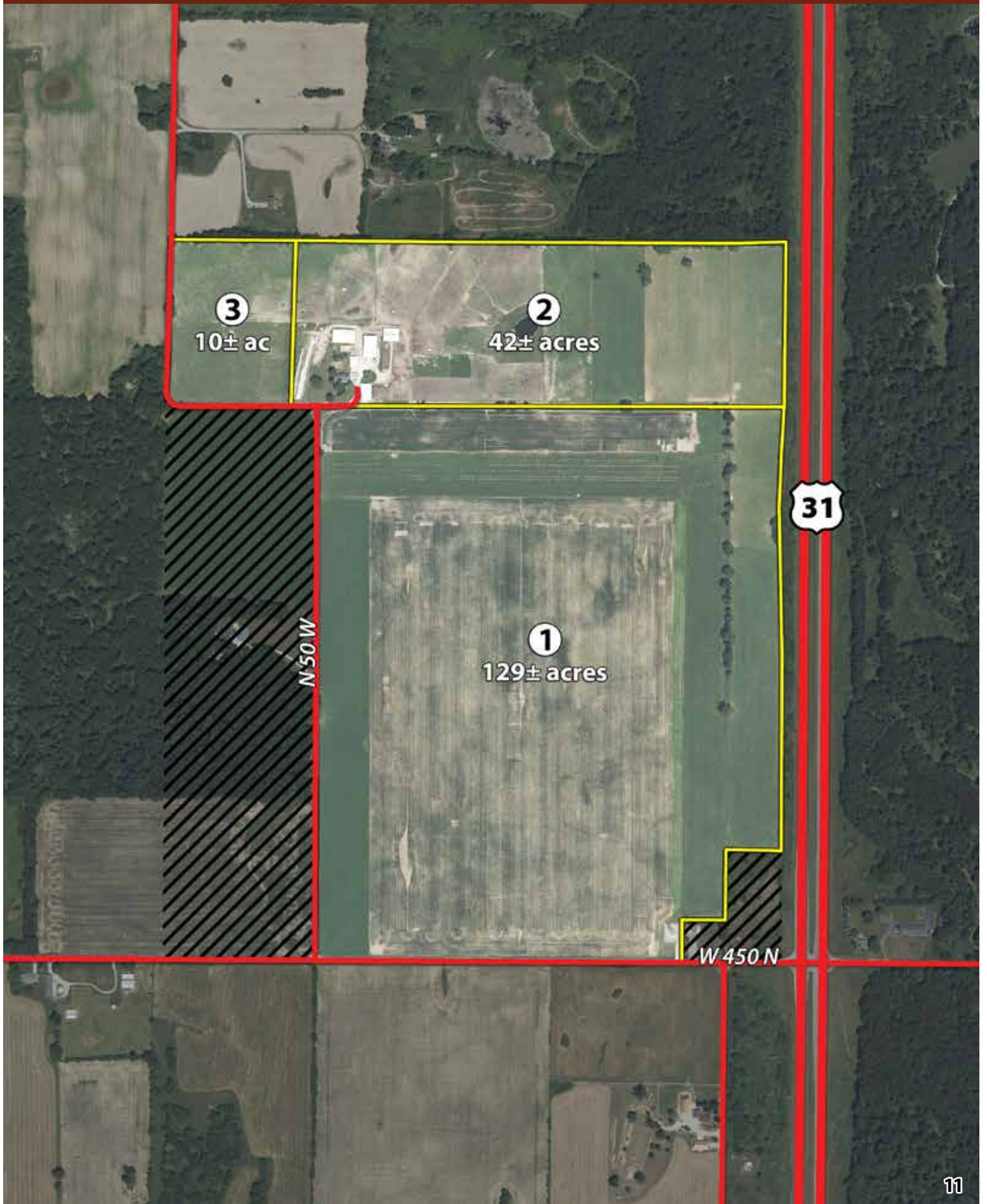
# LOCATION & TRACT MAPS

# LOCATION MAP



**Auction Location:** Everett Smith Building at the Fulton County Fairgrounds, 1009 W 3rd St, Rochester, IN 46975  
**Property Location:** From the intersection of SR 25 & US 31 at Rochester, IN, take US 31 approximately 5½ miles north to CR 450 N, then head west to the property. Follow CR 50 W north ½ mile to Tracts 2 & 3.

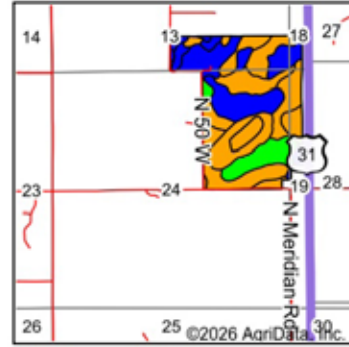
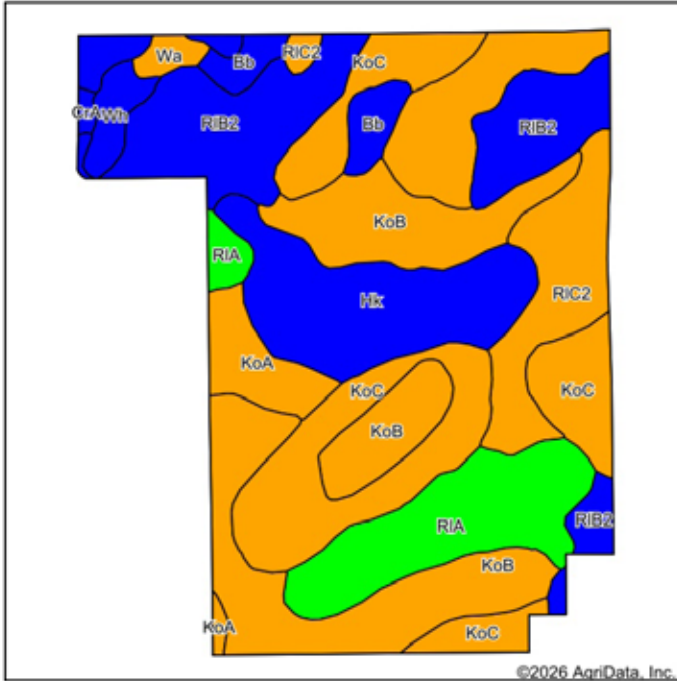
# TRACT MAP





# SOIL MAP

# SOIL MAP



State: **Indiana**  
 County: **Fulton**  
 Location: **24-31N-2E**  
 Township: **Richland**  
 Acres: **182.83**  
 Date: **1/19/2026**



Soils data provided by USDA and NRCS.

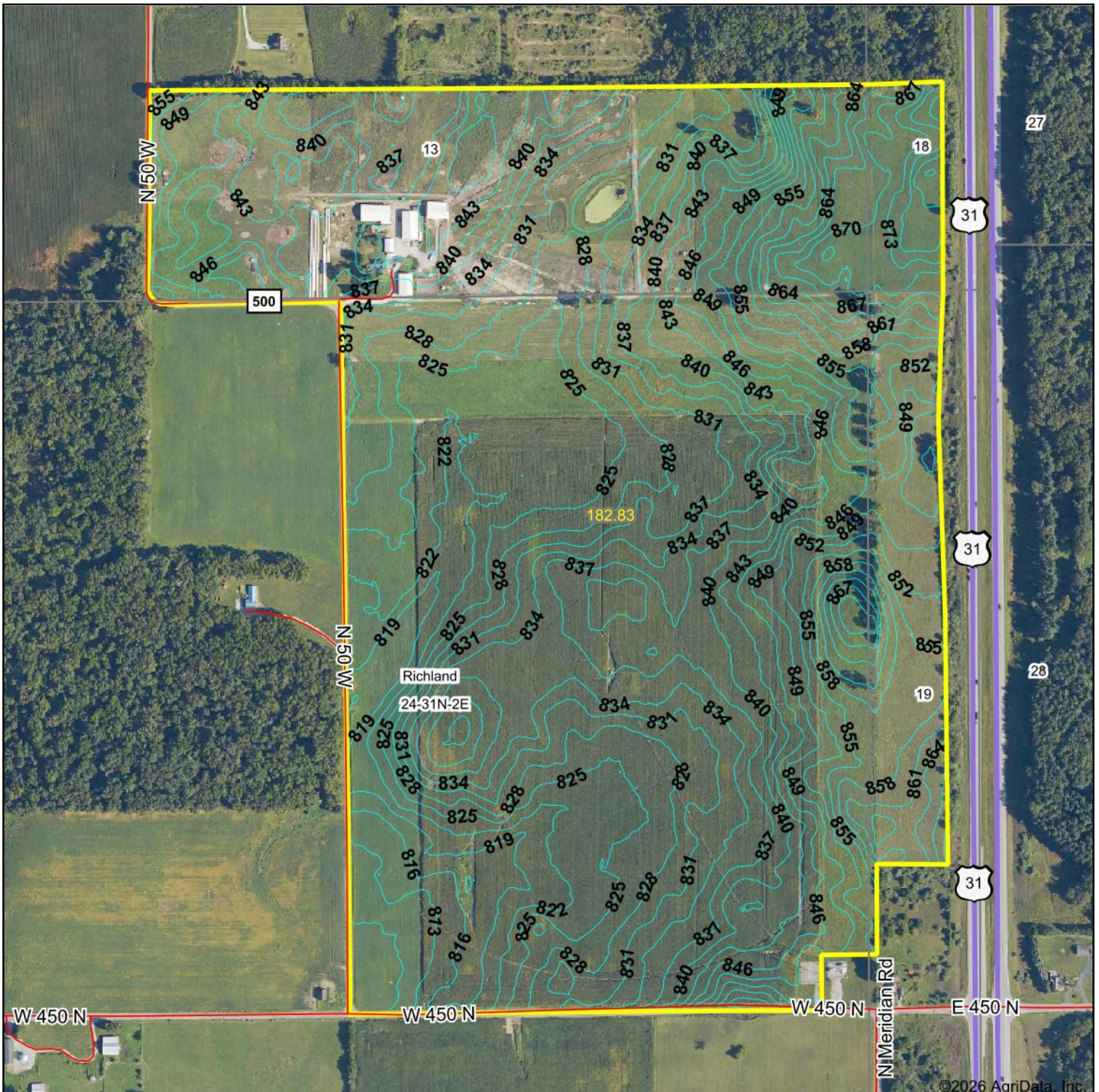
©2026 AgriData, Inc.

Area Symbol: IN049, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Corn Bu	Corn silage Tons	Grass legume hay	Grass legume hay Tons	Pasture AUM	Soybeans	Soybeans Bu	Winter wheat	Winter wheat Bu	
KoB	Kosciusko-Ormas complex, 2 to 6 percent slopes	38.47	21.0%		Ille	91	91		3	3	6	32	32	45	45	
KoC	Kosciusko-Ormas complex, 6 to 12 percent slopes	33.36	18.2%		Ille	82	82		3	3	6	29	29	41	41	
RIB2	Riddles fine sandy loam, 2 to 6 percent slopes	29.24	16.0%		Ille	141	141	1	5	5	1	49	49	58	58	
RIC2	Riddles fine sandy loam, 6 to 12 percent slopes, eroded	25.22	13.8%		Ille	113	113		4	4	7	40	40	57	57	
Hk	Homer fine sandy loam, 0 to 2 percent slopes	20.58	11.3%		Ilw	122	122		5	5	8	40	40	55	55	
RIA	Riddles fine sandy loam, 0 to 2 percent slopes	19.74	10.8%		ile	141	141	1	5	5	1	49	49	58	58	
KoA	Kosciusko-Ormas complex, 0 to 2 percent slopes	6.48	3.5%		Ills	91	91		3	3	6	32	32	45	45	
Bb	Barry loam	4.74	2.6%		Ilw	175	175		6	6	12	49	49	70	70	
Wh	Washtenaw silt loam	2.93	1.6%		Ilw	145	145		5	5	10	35	35	58	58	
Wa	Walkill silt loam, 0 to 2 percent slopes	1.56	0.9%		Illw	142	142		5	5		49	49	3	3	
CrA	Crosier loam, 0 to 2 percent slopes	0.51	0.3%		Ilw	154	154		5	5	10	50	50	69	69	
<b>Weighted Average</b>						<b>2.47</b>	<b>112.9</b>	<b>112.9</b>	<b>0.3</b>	<b>4</b>	<b>4</b>	<b>5.2</b>	<b>38.7</b>	<b>38.7</b>	<b>51.1</b>	<b>51.1</b>

# TOPOGRAPHY MAP

# TOPOGRAPHY CONTOURS MAP



©2026 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

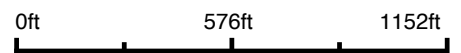
Min: 806.5

Max: 882.5

Range: 76.0

Average: 838.6

Standard Deviation: 14.24 ft



1/19/2026

**24-31N-2E**  
**Fulton County**  
**Indiana**

Boundary Center: 41° 7' 30.92, -86° 14' 44.55

Maps Provided By



© AgriData, Inc. 2025 www.AgriDataInc.com

# FSA INFORMATION

# FSA INFORMATION

INDIANA  
FULTON



United States Department of Agriculture  
Farm Service Agency

FARM : 4694

Prepared : 1/30/26 9:32 AM CST

Form: FSA-156EZ

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : WILLIAM DAN QUINLAN  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
222.27	191.04	191.04	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	191.04	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

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

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	56.28	0.00	44	
Corn	58.72	0.00	143	0
<b>TOTAL</b>	<b>115.00</b>	<b>0.00</b>		

### NOTES

--

Tract Number : 14552

Description : Tract combo  
FSA Physical Location : INDIANA/FULTON  
ANSI Physical Location : INDIANA/FULTON  
BIA Unit Range Number :  
CRP Contract Number(s) : None  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : WILLIAM DAN QUINLAN  
Other Producers : None  
Recon ID : 18-049-2008-3

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
222.27	191.04	191.04	0.00	0.00	0.00	0.00	0.0

# FSA INFORMATION

INDIANA  
 FULTON  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM : 4694**  
 Prepared : 1/30/26 9:32 AM CST  
 Crop Year : 2026

**Tract 14552 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	191.04	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	56.28	0.00	44
Corn	58.72	0.00	143
<b>TOTAL</b>	<b>115.00</b>	<b>0.00</b>	

**NOTES**

*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.*

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# FSA INFORMATION

**USDA Farm 4694 Tract 14552**  
 Administered by: Fulton County, Indiana

Map prepared on: 3/13/2025  
 222.27 Tract acres  
 191.04 Cropland acres  
 0 CRP acres

Source: Primarily USDA NAIP 2024 Imagery; IDHS or Dynamap roads; FSA data 2025-03-13 08:10:25

CRP  
 CLU  
**Wetland Determination Identifiers:**  
● Restricted Use **TWS: 31N2E24**  
▼ Limited Restrictions **Fulton**  
■ Exempt from Conservation Compliance Provisions



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	15.4	H	2				Y
2	12.35	N	2				Y
3	29.9	N	2				Y
4	13.79	N	2				Y
5	6.85	N	2				Y
6	26.05	N	2				Y
7	22.21	N	2				Y
8	12.7	N	2				Y
9	0.34	U	10				N
10	24.11	N	2				Y
11	25.88	U	10				N
12	27.68	N	2				Y
19	0.41	N	10				N
28	4.6	U	10				N

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.

# **TAX & ASSESSOR INFORMATION**

# TAX & ASSESSOR INFORMATION

12/1/25, 10:38 AM

fultonin.wthgis.com/tgis/printpreview1.ashx?soid=251201103833754



	Printed 12/01/2025
--	-----------------------

**25-02-24-200-002.020-007**

- General
- Bills
- Payments
- Deductions
- Assessments

**Owner and General Parcel Information**

<b>Customer Links</b>	<a href="#">TaxPayments</a>
<b>Property Card</b>	<a href="#">Show Property Card</a>
<b>OwnerName</b>	Quinlan Dan & Quinlan Kathy Revocable Living Trust
<b>StateParcelNumber</b>	25-02-24-200-002.020-007
<b>PropertyNumber</b>	008-113025-00
<b>MapNumber</b>	
<b>LegalDescription</b>	Ne Fr 24-31-2 117.57a
<b>Acreage</b>	117.5700
<b>InstrumentNumber</b>	00802739
<b>BookNumber</b>	
<b>PageNumber</b>	
<b>LocationAddress</b>	44 W 450 N Rochester, IN 46975
<b>OwnerAddress</b>	4999 N 50 W Rochester, IN 46975
<b>NeighborhoodNumber</b>	5500001-007

# TAX & ASSESSOR INFORMATION

12/1/25, 10:38 AM

fultonin.wthgis.com/tgis/printpreview1.ashx?soid=251201103833754

<b>NeighborhoodName</b>	Richland Twp. Homesites
<b>MarketArea</b>	5500001
<b>PropertyClass</b>	Vacant Land
<b>PropertyClassNumber</b>	100
<b>LocalParcelNumber</b>	00811302500
<b>RoutingNumber</b>	02-24-000-006
<b>ContractBuyer</b>	
<b>Comments</b>	
<b>Date Modified</b>	01/01/2001
<b>Comment Sort</b>	

## TaxBill History Information

Tax Year	Spring	Fall
2024 Pay 2025	2258.37	1086.44
2023 Pay 2024	1065.39	1065.39
2022 Pay 2023	829.28	829.28
2021 Pay 2022	776.06	776.06
2020 Pay 2021	804.80	804.80
2019 Pay 2020	912.76	912.76
2018 Pay 2019	2168.50	981.05
2017 Pay 2018	1079.50	1079.50
2016 Pay 2017	1201.20	1201.20
2015 Pay 2016	1194.74	1194.74
2014 Pay 2015	1042.38	1042.38
2013 Pay 2014	856.25	856.25
2012 Pay 2013	749.18	749.18
2011 Pay 2012	764.39	764.39
2010 Pay 2011	655.46	655.46

## Payment History Information

Pay Date	Payable Year	Payable Period	Amount
11/07/2025	2025	F	1086.44
05/05/2025	2025	S	1086.44
01/21/2025	2025	S	1171.93
05/14/2024	2024	S	1065.39
11/13/2023	2023	F	829.28
11/09/2023	2023	F	829.28
11/09/2023	2023	F	-829.28
05/08/2023	2023	S	829.28
11/07/2022	2022	F	776.06
05/19/2022	2022	S	776.06
11/08/2021	2021	F	804.80
05/17/2021	2021	S	804.80
11/12/2020	2020	F	912.76
05/11/2020	2020	S	912.76
11/19/2019	2019	F	981.05
05/16/2019	2019	S	981.05
01/11/2019	2019	S	1079.50
05/14/2018	2018	S	1079.50
11/08/2017	2017	F	1201.20
05/12/2017	2017	S	1201.20
11/10/2016	2016	F	1194.74

# TAX & ASSESSOR INFORMATION

12/1/25, 10:38 AM

fultonin.wthgis.com/tgis/printpreview1.ashx?soid=251201103833754

05/05/2016	2016	S	1194.74
11/13/2015	2015	F	1042.38
04/29/2015	2015	S	1042.38
11/06/2014	2014	F	856.25
05/08/2014	2014	S	856.25
11/05/2013	2013	F	749.18
05/02/2013	2013	S	749.18
11/08/2012	2012	F	764.39
05/09/2012	2012	S	764.39
11/07/2011	2011	F	655.46
05/04/2011	2011	S	655.46

## Deduction Information

Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
2% Deduction																10386

## Assessment Information

Type	2021	2022	2023	2024	2025
Residential Imp	0	0	0	0	0
Residential Land	0	0	0	0	0
Non-Residential Imp	0	0	0	0	0
Non-Residential land	100100	101000	117400	155100	186100
Totals	100100	101000	117400	155100	186100

# TAX & ASSESSOR INFORMATION

25-02-24-200-002.020-007

QUINLAN DAN & KATHY REVOC 44 W 450 N

100, Vacant Land

Richland Twp. Homesites/5

1/2

**General Information**  
 Parcel Number 25-02-24-200-002.020-007  
 Local Parcel Number 00811302500  
 Tax ID:

**Ownership**  
 QUINLAN DAN & KATHY REVOCABL  
 4999 N 50 W  
 ROCHESTER, IN 46975

**Transfer of Ownership**  
 Date 10/14/2008  
 Owner QUINLAN DAN & KAT  
 Doc ID 03/22/2001  
 Code WDC  
 Book/Page QUINLAN WILLIAM D  
 Adj Sale Price MORGAN, CHARLES  
 Price V/I 03/09/2000  
 WDC  
 WDC  
 WDC  
 WDC

**Legal**  
 NE FR 24-31-2-117.57A

**Notes**  
 8/30/2022 23RS: Per cyc/rev: Land Type soils ran, 4 & 82 increased, 6 removed & 83 added -k/ckh  
 12/12/2018 : Cyc/rev no changes aw  
 10/31/2012 : 10/7/212 RAD CYC/REV NO CHANGES-AW  
 3/1/2009 : RTO, CYC/REV, 2008.

**Routing Number**  
 02-24-000-006  
**Property Class** 100  
 Vacant Land

**Assessment Year** 2025  
**Reason For Change** W/P  
**As Of Date** 05/15/2025  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Assessment Year** 2024  
**Reason For Change** AA  
**As Of Date** 04/05/2024  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Assessment Year** 2023  
**Reason For Change** AA  
**As Of Date** 03/29/2023  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Assessment Year** 2021  
**Reason For Change** AA  
**As Of Date** 03/08/2022  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Location Information**

County Fulton  
 Township RICHLAND TOWNSHIP  
 District 007 (Local 008)  
 RICHLAND TOWNSHIP  
 School Corp 2645  
 ROCHESTER COMMUNITY  
 Neighborhood 5500001-007  
 Richland Twp. Homesites  
 Section/Plat

Location Address (1)  
 44 W 450 N  
 ROCHESTER, IN 46975

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

Land Computations  
 Calculated Acreage 117.57  
 Actual Frontage 0  
 Developer Discount

**Zoning**  
 Subdivision  
 Lot  
 Market Model 5500001  
**Characteristics**  
 Topography Rolling  
 Flood Hazard  
 Public Utilities  
 Streets or Roads Paved  
 Neighborhood Life Cycle Stage  
 Static  
 Printed Wednesday, August 27, 2025  
 Review Group 1

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

Pricing Land Type	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Intl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4 A	HK	0	20.5738	0.81	\$2,120	\$1,717	0%	1.0000	0.00	100.00	0.00	\$35,330
4 A	KGA	0	6.5369	0.60	\$2,120	\$1,272	0%	1.0000	0.00	100.00	0.00	\$8,310
4 A	RIB2	0	2.8176	0.94	\$2,120	\$1,993	0%	1.0000	0.00	100.00	0.00	\$5,620
4 A	RIC2	0	9.3781	0.85	\$2,120	\$1,802	0%	1.0000	0.00	100.00	0.00	\$16,900
4 A	KGB	0	38.0242	0.60	\$2,120	\$1,272	0%	1.0000	0.00	100.00	0.00	\$48,370
4 A	KGC	0	22.2414	0.51	\$2,120	\$1,081	0%	1.0000	0.00	100.00	0.00	\$24,040
4 A	RIA	0	16.6025	0.98	\$2,120	\$2,078	0%	1.0000	0.00	100.00	0.00	\$34,500
82 A		0	1.27	1.00	\$2,120	\$2,120	-100%	1.0000	0.00	100.00	0.00	\$0
83 A		0	1.250	1.00	\$2,120	\$2,120	-100%	1.0000	0.00	100.00	0.00	\$0

**Land Computations**  
 Calculated Acreage 117.57  
 Actual Frontage 0  
 Developer Discount

**Parcel Acreage**  
 81 Legal Drain NV 117.57  
 82 Public Roads NV 0.00  
 83 UT Towers NV 1.27  
 84 Solar Energy Land 0.13  
 9 Homesite 0.00  
 91/92 Acres 0.00  
 Total Acres Farmland 116.18  
 Farmland Value \$173,070  
 Measured Acreage 116.17  
 Avg Farmland Value/Acre 1490  
 Value of Farmland \$173,100  
 Classified Total \$0  
 Farm / Classified Value \$173,100  
 Homesite(s) Value \$0  
 91/92 Value \$0  
 Supp. Page Land Value \$0  
 CAP 1 Value \$0  
 CAP 2 Value \$173,100  
 CAP 3 Value \$0  
 Total Value \$173,100

**Data Source** External Only  
**Collector** 08/30/2022 PM  
**Appraiser** AVS

# TAX & ASSESSOR INFORMATION

12/1/25, 10:39 AM

fultonin.wthgis.com/tgis/printpreview1.ashx?soid=251201103913505



	Printed 12/01/2025
--	-----------------------

**25-03-19-100-001.000-007**

- General
- Bills
- Payments
- Deductions
- Assessments

**Owner and General Parcel Information**

<b>Customer Links</b>	<a href="#">TaxPayments</a>
<b>Property Card</b>	<a href="#">Show Property Card</a>
<b>OwnerName</b>	Quinlan Dan & Quinlan Kathy Revocable Living Trust
<b>StateParcelNumber</b>	25-03-19-100-001.000-007
<b>PropertyNumber</b>	008-101006-30
<b>MapNumber</b>	
<b>LegalDescription</b>	W Div Nw Fr 19-31-3. 11.867 A.
<b>Acreage</b>	11.8670
<b>InstrumentNumber</b>	00802739
<b>BookNumber</b>	
<b>PageNumber</b>	
<b>LocationAddress</b>	450 N U.S. 31 Rochester, IN 46975
<b>OwnerAddress</b>	4999 N 50 W Rochester, IN 46975
<b>NeighborhoodNumber</b>	5500001-007

# TAX & ASSESSOR INFORMATION

12/1/25, 10:39 AM

fultonin.wthgis.com/tgis/printpreview1.ashx?soid=251201103913505

<b>NeighborhoodName</b>	Richland Twp. Homesites
<b>MarketArea</b>	5500001
<b>PropertyClass</b>	Vacant Land
<b>PropertyClassNumber</b>	100
<b>LocalParcelNumber</b>	00810100630
<b>RoutingNumber</b>	03-19-000-006
<b>ContractBuyer</b>	
<b>Comments</b>	
<b>Date Modified</b>	01/01/2001
<b>Comment Sort</b>	

## TaxBill History Information

Tax Year	Spring	Fall
2024 Pay 2025	257.50	123.76
2023 Pay 2024	121.58	121.58
2022 Pay 2023	98.89	98.89
2021 Pay 2022	92.20	92.20
2020 Pay 2021	95.68	95.68
2019 Pay 2020	108.48	108.48
2018 Pay 2019	209.87	95.06
2017 Pay 2018	104.37	104.37
2016 Pay 2017	115.97	115.97
2015 Pay 2016	115.52	115.52
2014 Pay 2015	100.79	100.79
2013 Pay 2014	82.70	82.70
2012 Pay 2013	72.33	72.33
2011 Pay 2012	73.58	73.58
2010 Pay 2011	62.30	62.30

## Payment History Information

Pay Date	Payable Year	Payable Period	Amount
11/07/2025	2025	F	123.76
05/05/2025	2025	S	123.76
01/21/2025	2025	S	133.74
05/14/2024	2024	S	121.58
11/13/2023	2023	F	98.89
11/09/2023	2023	F	98.89
11/09/2023	2023	F	-98.89
05/08/2023	2023	S	98.89
11/07/2022	2022	F	92.20
05/19/2022	2022	S	92.20
11/08/2021	2021	F	95.68
05/17/2021	2021	S	95.68
11/12/2020	2020	F	108.48
05/11/2020	2020	S	108.48
11/19/2019	2019	F	95.06
05/16/2019	2019	S	95.06
01/11/2019	2019	S	104.37
05/14/2018	2018	S	104.37
11/08/2017	2017	F	115.97
05/12/2017	2017	S	115.97
11/10/2016	2016	F	115.52

# TAX & ASSESSOR INFORMATION

12/1/25, 10:39 AM

fultonin.wthgis.com/tgis/printpreview1.ashx?soid=251201103913505

05/05/2016	2016	S	115.52
11/13/2015	2015	F	100.79
04/29/2015	2015	S	100.79
11/06/2014	2014	F	82.70
05/08/2014	2014	S	82.70
11/05/2013	2013	F	72.33
05/02/2013	2013	S	72.33
11/08/2012	2012	F	73.58
05/09/2012	2012	S	73.58
11/07/2011	2011	F	62.30
05/04/2011	2011	S	62.30

## Deduction Information

Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
2% Deduction																1182

## Assessment Information

Type	2021	2022	2023	2024	2025
Residential Imp	0	0	0	0	0
Residential Land	0	0	0	0	0
Non-Residential Imp	0	0	0	0	0
Non-Residential land	11900	12000	14000	17700	21200
Totals	11900	12000	14000	17700	21200

# TAX & ASSESSOR INFORMATION

25-03-19-100-001,000-007

**QUINLAN DAN & KATHY REVOC** 450 N.U.S. 31

100, Vacant Land

**Richland Twp. Homesites/5** 1/2

**General Information**  
**Parcel Number** 25-03-19-100-001,000-007  
**Local Parcel Number** 00810100630  
**Tax ID:**

**Ownership**  
**QUINLAN DAN & KATHY REVOC**  
 4999 N 50 W  
 ROCHESTER, IN 46975

**Transfer of Ownership**  
**Date** 10/14/2008  
**Owner** QUINLAN DAN & KAT  
 06/21/2005 QUINLAN WILLIAM D

**Doc ID Code Book/Page Adj Sale Price V/I**  
 WDC / /  
 WD / /

**Notes**  
 7/21/2022 23RS: Per cyc/rev. No changes made. lc  
 1/3/2019 : PER CYCLICAL REVIEW BY PM  
 CORRECTED TYPE 5 LAND TO TYPE 4. NO  
 OTHER CHANGES SEEN. 1-3-19 JD  
 5/3/2013 : CYC/REV.-/10/2012--RAD--NO CHG.--13  
 PAY 14 ---DM.  
 3/1/2009 : NO CHGS FOR 2008 PAY 2009 PER  
 CYCLICAL REVIEW INFORMATION

**Routing Number** 03-19-000-006  
**Property Class** 100  
 Vacant Land

**Legal**  
 W DIV NW FR 19-31-3, 11.867 A.

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

**Agricultural**

**Land Computations**

**Location Information**  
**County** Fulton  
**Township** RICHLAND TOWNSHIP  
**District 007 (Local 008)** RICHLAND TOWNSHIP  
**School Corp 2645** ROCHESTER COMMUNITY  
**Neighborhood 5500001-007** Richland Twp. Homesites  
**Section/Plat**

**Assessment Year** 2025  
**Reason For Change** WIP  
**As Of Date** 05/15/2025  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Assessment Year** 2025  
**Reason For Change** AA  
**As Of Date** 05/15/2025  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Assessment Year** 2024  
**Reason For Change** AA  
**As Of Date** 04/05/2024  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Assessment Year** 2023  
**Reason For Change** AA  
**As Of Date** 03/29/2023  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Assessment Year** 2022  
**Reason For Change** AA  
**As Of Date** 03/08/2022  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Assessment Year** 2021  
**Reason For Change** AA  
**As Of Date** 03/12/2021  
**Valuation Method** Indiana Cost Mod  
**Equalization Factor** 1.0000  
**Notice Required**

**Location Address (1)** 450 N.U.S. 31  
**ROCHESTER, IN 46975**

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Intl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	3.417	0.85	\$2,120	\$1,802	0%	1.0000	0.00	100.00	0.00	\$6,160
4	A	KoC	0	3.6000	0.51	\$2,120	\$1,081	0%	1.0000	0.00	100.00	0.00	\$3,880
4	A	RIA	0	3.4000	0.98	\$2,120	\$2,078	0%	1.0000	0.00	100.00	0.00	\$7,070
4	A	RIC2	0	1.4500	0.85	\$2,120	\$1,802	0%	1.0000	0.00	100.00	0.00	\$2,610
<b>Total</b>													\$12,000
<b>Total Res (1)</b>													\$0
<b>Total Non Res (2)</b>													\$19,700
<b>Total Non Res (3)</b>													\$0
<b>Land Data (Standard Depth: Res 100' CI 100' Base Lot: Res 0' X 0' CI 0' X 0')</b>													\$21,200
<b>Total</b>													\$17,700
<b>Total Res (1)</b>													\$0
<b>Total Non Res (2)</b>													\$21,200
<b>Total Non Res (3)</b>													\$0

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Intl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	3.417	0.85	\$2,120	\$1,802	0%	1.0000	0.00	100.00	0.00	\$6,160
4	A	KoC	0	3.6000	0.51	\$2,120	\$1,081	0%	1.0000	0.00	100.00	0.00	\$3,880
4	A	RIA	0	3.4000	0.98	\$2,120	\$2,078	0%	1.0000	0.00	100.00	0.00	\$7,070
4	A	RIC2	0	1.4500	0.85	\$2,120	\$1,802	0%	1.0000	0.00	100.00	0.00	\$2,610
<b>Total</b>													\$12,000
<b>Total Res (1)</b>													\$0
<b>Total Non Res (2)</b>													\$19,700
<b>Total Non Res (3)</b>													\$0

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Intl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	3.417	0.85	\$2,120	\$1,802	0%	1.0000	0.00	100.00	0.00	\$6,160
4	A	KoC	0	3.6000	0.51	\$2,120	\$1,081	0%	1.0000	0.00	100.00	0.00	\$3,880
4	A	RIA	0	3.4000	0.98	\$2,120	\$2,078	0%	1.0000	0.00	100.00	0.00	\$7,070
4	A	RIC2	0	1.4500	0.85	\$2,120	\$1,802	0%	1.0000	0.00	100.00	0.00	\$2,610
<b>Total</b>													\$12,000
<b>Total Res (1)</b>													\$0
<b>Total Non Res (2)</b>													\$19,700
<b>Total Non Res (3)</b>													\$0

Parcel Acreage	Developer Discount	Calculated Acreage	Actual Frontage
81 Legal Drain NV		11.87	0
82 Public Roads NV		0.00	
83 UT Towers NV		0.00	
84 Solar Energy Land		0.00	
9 Homesite		0.00	
91/92 Acres		0.00	
<b>Total Acres Farmland</b>		<b>11.87</b>	
<b>Farmland Value</b>		<b>\$19,730</b>	
<b>Measured Acreage</b>		<b>11.87</b>	
<b>Avg Farmland Value/Acre</b>		<b>1663</b>	
<b>Value of Farmland</b>		<b>\$19,730</b>	
<b>Classified Total</b>		<b>\$0</b>	
<b>Farm / Classified Value</b>		<b>\$19,700</b>	
<b>Homesite(s) Value</b>		<b>\$0</b>	
<b>Supp. Page Land Value</b>		<b>\$0</b>	
<b>CAP 1 Value</b>		<b>\$19,700</b>	
<b>CAP 2 Value</b>		<b>\$0</b>	
<b>CAP 3 Value</b>		<b>\$0</b>	
<b>Total Value</b>		<b>\$19,700</b>	

**Characteristics**  
**Topography** Low  Flood Hazard   
**Public Utilities** ERA   
 Electricity   
**Streets or Roads** TIF   
 Paved   
**Neighborhood Life Cycle Stage**  
 Static   
 Printed

**Market Model** 5500001

**Data Source** External Only  
**Collector** 07/21/2022  
**PM**

**Appraiser** 07/21/2022  
**AVS**

**Review Group** 1

# TAX & ASSESSOR INFORMATION

12/1/25, 10:36 AM

fultonin.wthgis.com/tgis/printpreview1.ashx?soid=251201103625049



	Printed 12/01/2025
--	-----------------------

**25-03-18-300-003.000-007**

- General
- Bills
- Payments
- Deductions
- Assessments

**Owner and General Parcel Information**

<b>Customer Links</b>	<a href="#">TaxPayments</a>
<b>Property Card</b>	<a href="#">Show Property Card</a>
<b>OwnerName</b>	Quinlan Dan & Quinlan Kathy Revocable Living Trust
<b>StateParcelNumber</b>	25-03-18-300-003.000-007
<b>PropertyNumber</b>	008-101006-20
<b>MapNumber</b>	
<b>LegalDescription</b>	S Div W Side Sw 18-31-3. 4.398 A.
<b>Acreage</b>	4.3980
<b>InstrumentNumber</b>	00802739
<b>BookNumber</b>	
<b>PageNumber</b>	
<b>LocationAddress</b>	550 N U.S. 31 Rochester, IN 46975
<b>OwnerAddress</b>	4999 N 50 W Rochester, IN 46975
<b>NeighborhoodNumber</b>	5500001-007

# TAX & ASSESSOR INFORMATION

12/1/25, 10:36 AM

fultonin.wthgis.com/tgis/printpreview1.ashx?soid=251201103625049

<b>NeighborhoodName</b>	Richland Twp. Homesites
<b>MarketArea</b>	5500001
<b>PropertyClass</b>	Vacant Land
<b>PropertyClassNumber</b>	100
<b>LocalParcelNumber</b>	00810100620
<b>RoutingNumber</b>	03-18-000-036
<b>ContractBuyer</b>	
<b>Comments</b>	
<b>Date Modified</b>	01/01/2001
<b>Comment Sort</b>	

## TaxBill History Information

Tax Year	Spring	Fall
2024 Pay 2025	78.75	37.94
2023 Pay 2024	37.10	37.10
2022 Pay 2023	26.84	26.84
2021 Pay 2022	24.59	24.59
2020 Pay 2021	25.72	25.72
2019 Pay 2020	29.18	29.18
2018 Pay 2019	68.90	31.17
2017 Pay 2018	34.30	34.30
2016 Pay 2017	38.40	38.40
2015 Pay 2016	38.01	38.01
2014 Pay 2015	33.16	33.16
2013 Pay 2014	27.36	27.36
2012 Pay 2013	24.11	24.11
2011 Pay 2012	24.74	24.74
2010 Pay 2011	20.77	20.77

## Payment History Information

Pay Date	Payable Year	Payable Period	Amount
11/07/2025	2025	F	37.94
05/05/2025	2025	S	37.94
01/21/2025	2025	S	40.81
05/14/2024	2024	S	37.10
11/13/2023	2023	F	26.84
11/09/2023	2023	F	26.84
11/09/2023	2023	F	-26.84
05/08/2023	2023	S	26.84
11/07/2022	2022	F	24.59
05/19/2022	2022	S	24.59
11/08/2021	2021	F	25.72
05/17/2021	2021	S	25.72
11/12/2020	2020	F	29.18
05/11/2020	2020	S	29.18
11/19/2019	2019	F	31.17
05/16/2019	2019	S	31.17
01/11/2019	2019	S	34.30
05/14/2018	2018	S	34.30
11/08/2017	2017	F	38.40
05/12/2017	2017	S	38.40
11/10/2016	2016	F	38.01

# TAX & ASSESSOR INFORMATION

12/1/25, 10:36 AM

fultonin.wthgis.com/tgis/printpreview1.ashx?soid=251201103625049

05/05/2016	2016	S	38.01
11/13/2015	2015	F	33.16
04/29/2015	2015	S	33.16
11/06/2014	2014	F	27.36
05/08/2014	2014	S	27.36
11/05/2013	2013	F	24.11
05/02/2013	2013	S	24.11
11/08/2012	2012	F	24.74
05/09/2012	2012	S	24.74
11/07/2011	2011	F	20.77
05/04/2011	2011	S	20.77

## Deduction Information

Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
2% Deduction																360

## Assessment Information

Type	2021	2022	2023	2024	2025
Residential Imp	0	0	0	0	0
Residential Land	0	0	0	0	0
Non-Residential Imp	0	0	0	0	0
Non-Residential land	3200	3200	3800	5400	6500
Totals	3200	3200	3800	5400	6500

# TAX & ASSESSOR INFORMATION

25-03-18-300-003,000-007

**General Information**

**Parcel Number**  
25-03-18-300-003,000-007  
**Local Parcel Number**  
00810100620  
**Tax ID:**

**Routing Number**  
03-18-000-036  
**Property Class** 100  
**Vacant Land**

**Year: 2025**

**Location Information**

**County**  
Fulton  
**Township**  
RICHLAND TOWNSHIP  
**District 007 (Local 008)**  
RICHLAND TOWNSHIP  
**School Corp 2645**  
ROCHESTER COMMUNITY  
**Neighborhood 5500001-007**  
Richland Twp. Homesites  
**Section/Plat**  
**Location Address (1)**  
550 N U.S. 31  
ROCHESTER, IN 46975

QUINLAN DAN & KATHY REVOC 550 N U.S. 31

**Ownership**

QUINLAN DAN & KATHY REVOCABL  
4999 N 50 W  
ROCHESTER, IN 46975

**Transfer of Ownership**

**Date** 10/14/2008  
**Owner** QUINLAN DAN & KAT  
06/21/2005 QUINLAN WILLIAM D  
03/01/1978 DENNIS & MARY FO

100, Vacant Land

Doc ID	Code	Book/Page	Adj Sale Price	Price V/I
WDC		/	/	/
WD		/	/	/
WD		/	/	/

**Legal**  
S DIV W SIDE SW 18-31-3, 4.398 A.

**Agricultural**

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

Year	Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total
2025	2025	WIP	05/15/2025	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$6,000
2024	2024	AA	04/05/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$6,500	\$0	\$0	\$0	\$0	\$0	\$6,500
2023	2023	AA	03/29/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$5,400	\$0	\$0	\$0	\$0	\$0	\$5,400
2022	2022	AA	03/08/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$3,800	\$0	\$0	\$0	\$0	\$0	\$3,800
2021	2021	AA	03/12/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$0	\$3,200	\$0	\$0	\$0	\$0	\$0	\$3,200

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	0.5000	\$2,120	\$1,802	\$901	0%	1.0000	0.00	100.00	0.00	\$900
4	A	RIB2	0	0.6500	\$2,120	\$1,993	\$1,295	0%	1.0000	0.00	100.00	0.00	\$1,300
4	A	KOC	0	2.798	\$2,120	\$1,081	\$3,025	0%	1.0000	0.00	100.00	0.00	\$3,020
4	A	RIC2	0	0.4500	\$2,120	\$1,802	\$811	0%	1.0000	0.00	100.00	0.00	\$810

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	0.5000	\$2,120	\$1,802	\$901	0%	1.0000	0.00	100.00	0.00	\$900
4	A	RIB2	0	0.6500	\$2,120	\$1,993	\$1,295	0%	1.0000	0.00	100.00	0.00	\$1,300
4	A	KOC	0	2.798	\$2,120	\$1,081	\$3,025	0%	1.0000	0.00	100.00	0.00	\$3,020
4	A	RIC2	0	0.4500	\$2,120	\$1,802	\$811	0%	1.0000	0.00	100.00	0.00	\$810

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	0.5000	\$2,120	\$1,802	\$901	0%	1.0000	0.00	100.00	0.00	\$900
4	A	RIB2	0	0.6500	\$2,120	\$1,993	\$1,295	0%	1.0000	0.00	100.00	0.00	\$1,300
4	A	KOC	0	2.798	\$2,120	\$1,081	\$3,025	0%	1.0000	0.00	100.00	0.00	\$3,020
4	A	RIC2	0	0.4500	\$2,120	\$1,802	\$811	0%	1.0000	0.00	100.00	0.00	\$810

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	0.5000	\$2,120	\$1,802	\$901	0%	1.0000	0.00	100.00	0.00	\$900
4	A	RIB2	0	0.6500	\$2,120	\$1,993	\$1,295	0%	1.0000	0.00	100.00	0.00	\$1,300
4	A	KOC	0	2.798	\$2,120	\$1,081	\$3,025	0%	1.0000	0.00	100.00	0.00	\$3,020
4	A	RIC2	0	0.4500	\$2,120	\$1,802	\$811	0%	1.0000	0.00	100.00	0.00	\$810

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	0.5000	\$2,120	\$1,802	\$901	0%	1.0000	0.00	100.00	0.00	\$900
4	A	RIB2	0	0.6500	\$2,120	\$1,993	\$1,295	0%	1.0000	0.00	100.00	0.00	\$1,300
4	A	KOC	0	2.798	\$2,120	\$1,081	\$3,025	0%	1.0000	0.00	100.00	0.00	\$3,020
4	A	RIC2	0	0.4500	\$2,120	\$1,802	\$811	0%	1.0000	0.00	100.00	0.00	\$810

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	0.5000	\$2,120	\$1,802	\$901	0%	1.0000	0.00	100.00	0.00	\$900
4	A	RIB2	0	0.6500	\$2,120	\$1,993	\$1,295	0%	1.0000	0.00	100.00	0.00	\$1,300
4	A	KOC	0	2.798	\$2,120	\$1,081	\$3,025	0%	1.0000	0.00	100.00	0.00	\$3,020
4	A	RIC2	0	0.4500	\$2,120	\$1,802	\$811	0%	1.0000	0.00	100.00	0.00	\$810

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	0.5000	\$2,120	\$1,802	\$901	0%	1.0000	0.00	100.00	0.00	\$900
4	A	RIB2	0	0.6500	\$2,120	\$1,993	\$1,295	0%	1.0000	0.00	100.00	0.00	\$1,300
4	A	KOC	0	2.798	\$2,120	\$1,081	\$3,025	0%	1.0000	0.00	100.00	0.00	\$3,020
4	A	RIC2	0	0.4500	\$2,120	\$1,802	\$811	0%	1.0000	0.00	100.00	0.00	\$810

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	0.5000	\$2,120	\$1,802	\$901	0%	1.0000	0.00	100.00	0.00	\$900
4	A	RIB2	0	0.6500	\$2,120	\$1,993	\$1,295	0%	1.0000	0.00	100.00	0.00	\$1,300
4	A	KOC	0	2.798	\$2,120	\$1,081	\$3,025	0%	1.0000	0.00	100.00	0.00	\$3,020
4	A	RIC2	0	0.4500	\$2,120	\$1,802	\$811	0%	1.0000	0.00	100.00	0.00	\$810

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	0.5000	\$2,120	\$1,802	\$901	0%	1.0000	0.00	100.00	0.00	\$900
4	A	RIB2	0	0.6500	\$2,120	\$1,993	\$1,295	0%	1.0000	0.00	100.00	0.00	\$1,300
4	A	KOC	0	2.798	\$2,120	\$1,081	\$3,025	0%	1.0000	0.00	100.00	0.00	\$3,020
4	A	RIC2	0	0.4500	\$2,120	\$1,802	\$811	0%	1.0000	0.00	100.00	0.00	\$810

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	0.5000	\$2,120	\$1,802	\$901	0%	1.0000	0.00	100.00	0.00	\$900
4	A	RIB2	0	0.6500	\$2,120	\$1,993	\$1,295	0%	1.0000	0.00	100.00	0.00	\$1,300
4	A	KOC	0	2.798	\$2,120	\$1,081	\$3,025	0%	1.0000	0.00	100.00	0.00	\$3,020
4	A	RIC2	0	0.4500	\$2,120	\$1,802	\$811	0%	1.0000	0.00	100.00	0.00	\$810

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	0.5000	\$2,120	\$1,802	\$901	0%	1.0000	0.00	100.00	0.00	\$900
4	A	RIB2	0	0.6500	\$2,120	\$1,993	\$1,295	0%	1.0000	0.00	100.00	0.00	\$1,300
4	A	KOC	0	2.798	\$2,120	\$1,081	\$3,025	0%	1.0000	0.00	100.00	0.00	\$3,020
4	A	RIC2	0	0.4500	\$2,120	\$1,802	\$811	0%	1.0000	0.00	100.00	0.00	\$810

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	0.5000	\$2,120	\$1,802	\$901	0%	1.0000	0.00	100.00	0.00	\$900
4	A	RIB2	0	0.6500	\$2,120	\$1,993	\$1,295	0%	1.0000	0.00	100.00	0.00	\$1,300
4	A	KOC	0	2.798	\$2,120	\$1,081	\$3,025	0%	1.0000	0.00	100.00	0.00	\$3,020
4	A	RIC2	0	0.4500	\$2,120	\$1,802	\$811	0%	1.0000	0.00	100.00	0.00	\$810

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	0.5000	\$2,120	\$1,802	\$901	0%	1.0000	0.00	100.00	0.00	\$900
4	A	RIB2	0	0.6500	\$2,120	\$1,993	\$1,295	0%	1.0000	0.00	100.00	0.00	\$1,300
4	A	KOC	0	2.798	\$2,120	\$1,081	\$3,025	0%	1.0000	0.00	100.00	0.00	\$3,020
4	A	RIC2	0	0.4500	\$2,120	\$1,802	\$811	0%	1.0000	0.00	100.00	0.00	\$810

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	RIC2	0	0.5000	\$2,120	\$1,802	\$901	0%	1.0000	0.00	100.00	0.00	\$900
4	A	RIB2	0	0.6500	\$2,120	\$1,993	\$1,295	0%	1.0000	0.00	100.00	0.00	\$1,300
4	A	KOC	0	2.7									

# TAX & ASSESSOR INFORMATION

12/1/25, 10:36 AM

fultonin.wthgis.com/tgis/printpreview1.ashx?soid=251201103543829



	Printed 12/01/2025
--	-----------------------

**25-02-13-400-007.000-007**

- General
- Bills
- Payments
- Deductions
- Assessments

**Owner and General Parcel Information**

<b>Customer Links</b>	<a href="#">TaxPayments</a>
<b>Property Card</b>	<a href="#">Show Property Card</a>
<b>Images</b>	<a href="#">Show Images(5)</a>
<b>OwnerName</b>	Quinlan Dan & Quinlan Kathy Revocable Living Trust
<b>StateParcelNumber</b>	25-02-13-400-007.000-007
<b>PropertyNumber</b>	008-101006-10
<b>MapNumber</b>	
<b>LegalDescription</b>	S Div Se 13-31-2. 48.00 A.
<b>Acreage</b>	48.0000
<b>InstrumentNumber</b>	00802739
<b>BookNumber</b>	
<b>PageNumber</b>	
<b>LocationAddress</b>	4999 N 50 W Rochester, IN 46975
<b>OwnerAddress</b>	4999 N 50 W Rochester, IN 46975

# TAX & ASSESSOR INFORMATION

12/1/25, 10:36 AM

fultonin.wthgis.com/tgis/printpreview1.ashx?soid=251201103543829

<b>NeighborhoodNumber</b>	5500001-007
<b>NeighborhoodName</b>	Richland Twp. Homesites
<b>MarketArea</b>	5500001
<b>PropertyClass</b>	Cash Grain/General Farm
<b>PropertyClassNumber</b>	101
<b>LocalParcelNumber</b>	00810100610
<b>RoutingNumber</b>	02-13-000-014
<b>ContractBuyer</b>	
<b>Comments</b>	
<b>Date Modified</b>	01/01/2001
<b>Comment Sort</b>	Combine

## TaxBill History Information

Tax Year	Spring	Fall
2024 Pay 2025	4404.88	1837.14
2023 Pay 2024	2334.31	2334.31
2022 Pay 2023	2363.07	2363.07
2021 Pay 2022	2318.06	2318.06
2020 Pay 2021	2446.49	2446.49
2019 Pay 2020	2229.52	2229.52
2018 Pay 2019	3686.71	1776.18
2017 Pay 2018	1736.85	1736.85
2016 Pay 2017	1907.02	1907.02
2015 Pay 2016	1620.30	1620.30
2014 Pay 2015	1403.68	1403.68
2013 Pay 2014	1186.88	1186.88
2012 Pay 2013	1019.16	1019.16
2011 Pay 2012	1561.46	1561.46
2010 Pay 2011	1537.06	1537.06

## Payment History Information

Pay Date	Payable Year	Payable Period	Amount
11/07/2025	2025	F	1837.14
05/05/2025	2025	S	1837.14
01/21/2025	2025	S	2567.74
05/14/2024	2024	S	2334.31
11/13/2023	2023	F	2363.07
11/09/2023	2023	F	2363.07
11/09/2023	2023	F	-2363.07
05/08/2023	2023	S	2363.07
11/07/2022	2022	F	2318.06
05/19/2022	2022	S	2318.06
11/08/2021	2021	F	2446.49
05/17/2021	2021	S	2446.49
11/12/2020	2020	F	2229.52
05/11/2020	2020	S	2229.52
11/19/2019	2019	F	1776.18
05/16/2019	2019	S	1776.18
01/11/2019	2019	S	1736.85
05/14/2018	2018	S	1736.85
11/08/2017	2017	F	1896.30
05/12/2017	2017	S	1907.02

# TAX & ASSESSOR INFORMATION

12/1/25, 10:36 AM

fultonin.wthgis.com/tgis/printpreview1.ashx?soid=251201103543829

11/10/2016	2016	F	1620.30
05/05/2016	2016	S	1620.30
11/13/2015	2015	F	1403.68
04/29/2015	2015	S	1403.68
11/06/2014	2014	F	1186.88
05/08/2014	2014	S	1186.88
11/05/2013	2013	F	1019.16
05/02/2013	2013	S	1019.16
11/08/2012	2012	F	1561.46
05/09/2012	2012	S	1561.46
11/07/2011	2011	F	1537.06
05/04/2011	2011	S	1537.06

## Deduction Information

Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Geo Energy									14900	14000	13900	13500	13400	13400	13100	
Unknown	11700	11700	13200	14300	14500	14100	14300	14100								
2% Deduction																8022
Supplemental	62965	67060	63070	62440	63350	60795	60795	60865	64400	71225	81725	84665	86975	116760	144825	171120
Homestead	45000	45000	45000	45000	45000	45000	45000	45000	45000	45000	45000	45000	45000	48000	48000	48000
Mtg Ex	3000	3000	3000	3000	3000								3000			

## Assessment Information

Type	2021	2022	2023	2024	2025
Residential Imp	261200	269600	276200	316400	410700
Residential Land	17300	17300	17300	23500	23500
Non-Residential Imp	145200	137300	161600	141400	56000
Non-Residential land	49800	50300	58400	73500	88200
Totals	473500	474500	513500	554800	578400

# TAX & ASSESSOR INFORMATION

25-02-13-400-007.000-007

**General Information**

**Parcel Number**  
25-02-13-400-007.000-007  
**Local Parcel Number**  
00810100610  
**Tax ID:**  
**Routing Number**  
02-13-000-014  
**Property Class** 101  
Cash Grain/General Farm

**Year:** 2025

**Location Information**

**County**  
Fulton  
**Township**  
RICHLAND TOWNSHIP  
**District** 007 (Local 008)  
SCHOOL AND TOWNSHIP  
**School Corp** 2645  
ROCHESTER COMMUNITY  
**Neighborhood** 5500001-007  
Richland Twp, Homesites  
**Section/Plat**  
**Location Address (1)**  
4999 N 50 W  
ROCHESTER, IN 46975

QUINLAN DAN & KATHY REVOC

**Ownership**

QUINLAN DAN & KATHY REVOCABL  
4999 N 50 W  
ROCHESTER, IN 46975

101, Cash Grain/General Farm

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	VII
10/14/2008	QUINLAN DAN & KAT	WDC		/		
04/25/2007	QUINLAN WILLIAM D	WDC		/		
06/21/2005	QUINLAN WILLIAM D	WD		/		
08/27/1979	DENNIS & MARY FO	WD		/		

S DV SE 13-31-2, 48.00 A.



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

Agricultural

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2025	WIP	05/15/2025	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$105,500	\$23,500	\$82,000	\$0	\$511,500	\$452,300	\$51,700	\$7,500	\$617,000	\$475,800	\$133,700	\$7,500
2024	AA	04/05/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$111,700	\$23,500	\$88,200	\$0	\$466,700	\$410,700	\$48,900	\$7,100	\$578,400	\$434,200	\$137,100	\$7,100
2023	AA	03/29/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$97,000	\$23,500	\$73,500	\$0	\$457,800	\$316,400	\$0	\$141,400	\$554,800	\$339,900	\$214,900	\$0
2022	AA	03/08/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$75,700	\$17,300	\$58,400	\$0	\$437,200	\$276,200	\$0	\$161,600	\$513,500	\$293,500	\$220,000	\$0
2021	AA	03/12/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$67,600	\$17,300	\$50,300	\$0	\$406,900	\$269,600	\$0	\$137,300	\$474,500	\$286,900	\$187,600	\$0

Land Data (Standard Depth: Res 7100' C1 100' Base Lot: Res 0' X 0' C1 0' X 0')

**Zoning**  
Subdivision  
Lot  
Market Model  
5500001  
**Characteristics**  
Topography  
Level/Rolling  
Public Utilities  
Electricity  
Streets or Roads  
Unpaved  
**Neighborhood Life Cycle Stage**  
Static  
Printed  
Review Group

Land Type	Pricing Metho	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	\$33,500	\$23,500	\$23,500	0%	1.0000	100.00	0.00	0.00	\$23,500
4	A	KoC	0	7.7500	\$2,120	\$1,081	\$8,378	0%	1.0000	0.00	100.00	0.00	\$8,380
4	A	Wh	0	2.0300	\$2,120	\$2,353	\$4,777	0%	1.0000	0.00	100.00	0.00	\$4,780
4	A	Bb	0	1.6500	\$2,120	\$2,523	\$4,163	0%	1.0000	0.00	100.00	0.00	\$4,160
4	A	Wa	0	1.6000	\$2,120	\$1,802	\$2,883	0%	1.0000	0.00	100.00	0.00	\$2,880
4	A	C/A	0	0.6500	\$2,120	\$2,162	\$1,405	0%	1.0000	0.00	100.00	0.00	\$1,410
4	A	RIB2	0	21.0500	\$2,120	\$1,993	\$41,953	0%	1.0000	0.00	100.00	0.00	\$41,950
4	A	RIC2	0	9.1000	\$2,120	\$1,802	\$16,398	0%	1.0000	0.00	100.00	0.00	\$16,400
6	A	Bb	0	1.2	\$2,120	\$2,523	\$3,028	-80%	1.0000	0.00	100.00	0.00	\$610
71	A	Wa	0	1.0000	\$2,120	\$1,802	\$1,802	-40%	1.0000	0.00	100.00	0.00	\$1,080
72	A	W/R	0	.55	\$2,120	\$1,060	\$83	-40%	1.0000	0.00	100.00	0.00	\$350
82	A	T/P	0	0.4200	\$2,120	\$2,120	\$890	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations	Value
Calculated Acreage	48.00
Actual Frontage	0
Developer Discount	
Parcel Acreage	48.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.42
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	46.58
Manufactured Value	\$82,000
Measured Acreage	46.58
Avg Farmland Value/Acre	\$17,650
Value of Farmland	\$81,980
Classified Total	\$0
Farm / Classified Value	\$82,000
HomeSite(s) Value	\$23,500
91/92 Value	\$0
Supp. Page Land Value	\$23,500
CAP 1 Value	\$82,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$105,500

Data Source External Only Collector 07/14/2022 PM Appraiser 07/14/2022 AVS

Richland Twp, Homesites/5 1/2

**Notes**

7/14/2022 23RS: Per cycle/rev. Dwelling 2s no heat 100% - Det Gar to Cap 1 - Lean To conc added left/h  
11/13/2018 : 10/18 Cycle/rev. Chg Rt. # Chg. Dwell Grade to C+1, --Chg. 1/2 SF to full finish. Chg. PBAW -Garg. to Detach Pole Garg. Chg. all NBHD on PB to 1.00. -- Chg. size of 60 x 40 PB to 48 x 80. --Add LNT 16 x 72. See expansion of porches and patios on attached. 18 pay 19 DM  
10/30/2012 : CYC/REV.--91/212--RAD--CHG. SIZE OF OFF/CONCP FROM 12 X 34 TO 6 X 34 AND CHG. REST OF 6 X 34 TO WDDK/CONCP--ALSO CHG. HIGHT OF PBAW 50 X 30 X 14 TO HIGHT OF 12 AND ALSO HIGHT OF PBAW 60 X 40 FROM 14' TO 12'. 13 PAY 14 --DM.  
12/30/2011 : CORRECT 1/2 STORY FINISHED S.F. --12 PAY 13 --DM.  
9/15/2010 : COE 2009 PAY 2010 AND 2010 PAY 2011 CORRECTED GEOTHERMAL LAW  
3/1/2009 : 07-08 NC 1,5SF/FIB. PBAW 2000 PBAW 2003 & PBAW 2004.  
CYCLICAL REVIEW - CORRECTED AREA OF OFF TO OFF/CONC AND CHGD 1 AC OF LAND TO TYPE 71 FOR FARM BLDG FOR 2009 PAY 2010. 7-29-09 JD

# TAX & ASSESSOR INFORMATION

25-02-13-400-007.000-007 **QUINLAN DAN & KATHY REVOC** 4999 N 50 W **101, Cash Grain/General Farm** **Richland Twp. Homesites/5** 2/2

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family	3	9
Story Height	1 1/2	Full Bath	1
Style	N/A	Half Bath	2
Finished Area	5040 sqft	Kitchen Sinks	1
Make		Water Heaters	1
		Add Fixtures	2
		Total	8
		Total	15

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile	Bedrooms	3
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	0
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Family Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Total Rooms	17
<input type="checkbox"/> Parquet			

Wall Finish		Roofing	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Fiberboard		<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Tile

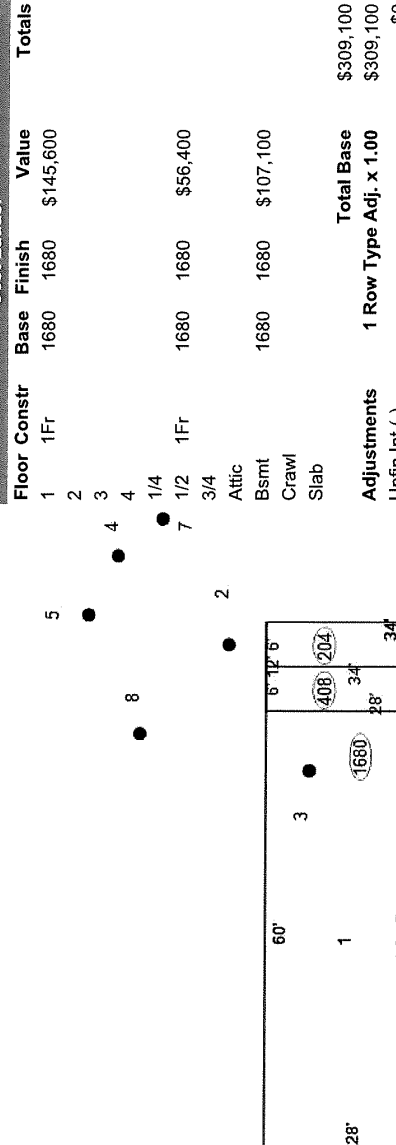
Exterior Features		Value	
Description	Area	Value	
Wood Deck	204	\$4,600	
Patio, Concrete	408	\$2,900	
Porch, Open Frame	564	\$23,400	

Summary of Improvements		Value	
Description	Year Built	Eff Age	nd
1: Single-Family	2006	19	A
2: Det Garage	2003	22	A
3: Geothermal	2006	19	A
4: Lean-To	2017	8	A
5: PB 1	2001	24	A
6: PB 2	2004	21	A
7: PB 3	2000	25	A
8: PB 4	2001	24	A

Plumbing		Value	
Description	Count	Value	
Specialty Plumbing	564	\$23,400	

Summary of Improvements		Value	
Description	Year Built	Eff Age	nd
1: Single-Family	2006	19	A
2: Det Garage	2003	22	A
3: Geothermal	2006	19	A
4: Lean-To	2017	8	A
5: PB 1	2001	24	A
6: PB 2	2004	21	A
7: PB 3	2000	25	A
8: PB 4	2001	24	A

Summary of Improvements		Value	
Description	Year Built	Eff Age	nd
1: Single-Family	2006	19	A
2: Det Garage	2003	22	A
3: Geothermal	2006	19	A
4: Lean-To	2017	8	A
5: PB 1	2001	24	A
6: PB 2	2004	21	A
7: PB 3	2000	25	A
8: PB 4	2001	24	A



Cost Ladder		Value	
Floor Constr	Base	Finish	Value
1 1Fr	1680	1680	\$145,600
2			
3			
4			
1/4			
7 1/2 1Fr	1680	1680	\$56,400
3/4			
Attic			
Bsmt	1680	1680	\$107,100
Crawl			
Slab			
<b>Total Base</b>			\$309,100
<b>Adjustments</b>			
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$4,500
No Heating (-)			(\$11,200)
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+/-)			\$8,000
Spec Plumb (+)			\$0
Elevator (+)			\$0
<b>Sub-Total, One Unit</b>			\$310,400
<b>Sub-Total, 1 Units</b>			\$30,900
Exterior Features (+)			\$341,300
Garages (+) 0 sqft			\$341,300
Quality and Design Factor (Grade)			1.05
Location Multiplier			0.92
<b>Replacement Cost</b>			\$329,696

Summary of Improvements		Value	
Description	Year Built	Eff Age	nd
1: Single-Family	2006	19	A
2: Det Garage	2003	22	A
3: Geothermal	2006	19	A
4: Lean-To	2017	8	A
5: PB 1	2001	24	A
6: PB 2	2004	21	A
7: PB 3	2000	25	A
8: PB 4	2001	24	A

# PHOTOS

# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS





**Schradler Real Estate and Auction Company, Inc.**  
950 N Liberty Drive, PO Box 508, Columbia City, IN 46725  
**260.244.7606 or 800.451.2709**  
**[www.SchradlerAuction.com](http://www.SchradlerAuction.com)**

