TWO EAST ALLEN WOODBURN FARMS

• All Quality Tillable Soils • Potential Country Building Sites

LAND AUCTION



INFORMATION BOOK



150± acres

Offered in 6 Tracts or Combinations

Tuesday, November 24 • 6pm

SCHRADER REAL ESTATE & AUCTION of Fort Wayne

260.749.0445 • 866.340.0445

www.SchraderFortWayne.com • 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.

SELLERS: Farm #1 – Deborah Knoblauch and Judith Privett
Farm #2 – S & L Schrenk Family LLC

SCHRADER REAL ESTATE AND AUCTION OF FORT WAYNE, LLC
7009 N River Rd, Fort Wayne, IN 46815
260-749-0445 • 866-340-0445
www.SchraderFortWayne.com • www.SchraderAuction.com

AUCTION TERMS & CONDITIONS

PROCEDURE: Tracts 1-6 will be offered in various amalgamations, as follows. Tract 1: Bidding will be permitted on this tract individually. Tracts 2-6: Bidding will be permitted on these tracts individually and as a combination, but they cannot be combined with Tract 1. There will be open bidding on all tracts and combinations as described until the close of the auction. The final high bids will be that set of bids resulting in the highest total price.

DOWN PAYMENT: 10% down payment on the day of auction w/ the balance in cash at closing. The down payment may be made in the form of cash, 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. Seller reserves the right to reject any & all bids.

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

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place on or before December 31, 2026. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

POSSESSION: Possession on day of closing immediately following the closing, subject to tenant farmer's 2026 crop harvest.

REAL ESTATE TAXES: The Seller to pay all of 2026 taxes due in 2027. Buyer to pay all taxes thereafter.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

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

SURVEY: A new perimeter survey shall be prepared on the entirety prior to the auction. The Seller shall also provide a new survey where the tract divisions in this auction create new boundaries. Seller & successful bidder shall each pay half (50:50) of the cost of the surveys. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchase will receive a perimeter survey only.

TRACT MAP & ACRES: Pre-auction tract maps & acre estimates are approximations provided for identification & illustration purposes only. They are not provided for as survey products & are not intended to depict or establish authoritative boundaries or locations.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

AGENCY: Schrader Real Estate & Auction of Fort Wayne & 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 "AS IS, WHERE IS" basis, & no warranty or representation, either express, 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 conduct of his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction & increments of bidding are at the 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.**

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, NOVEMBER 24, 2026

150± ACRES – ALLEN 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 or fax to 260-244-4431, no later than Tuesday, November 17, 2026. Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Bidder # _____

Name _____

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
150± Acres • Allen County, Indiana
Tuesday, November 24, 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 Tuesday, November 24, 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, Tuesday, November 17, 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.

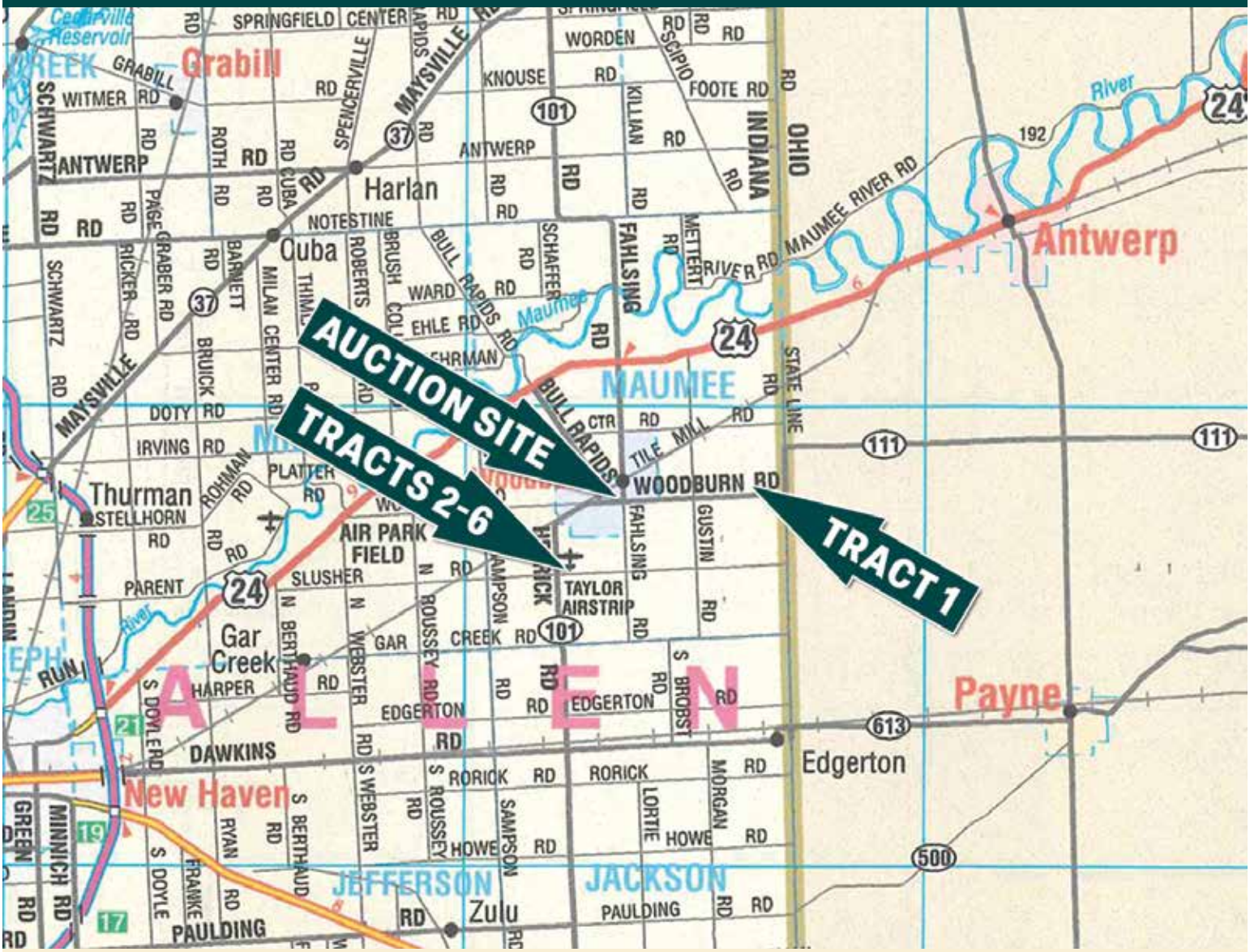
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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: The Woodburn Community Center, 22651 Main St, Woodburn, IN 46797
FARM 1 LOCATION: 25501 Woodburn Rd - 1 mile East of Woodburn
FARM 2 LOCATION: ½ mile South of Woodburn on SR 101 and Slusher Rd

TRACT MAP

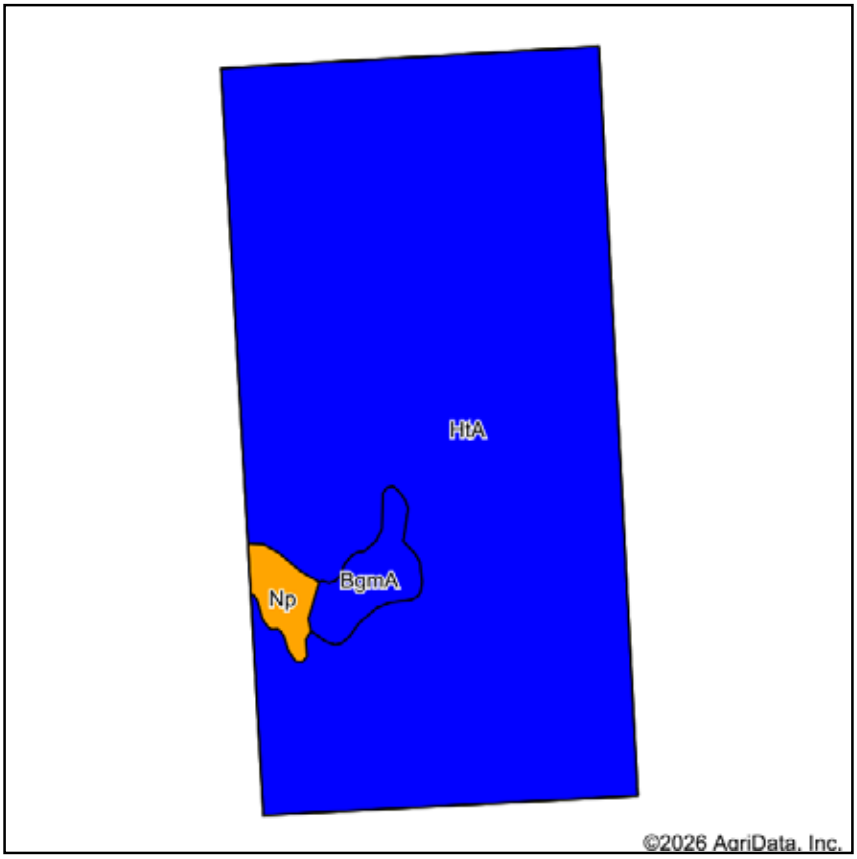


TRACT MAP

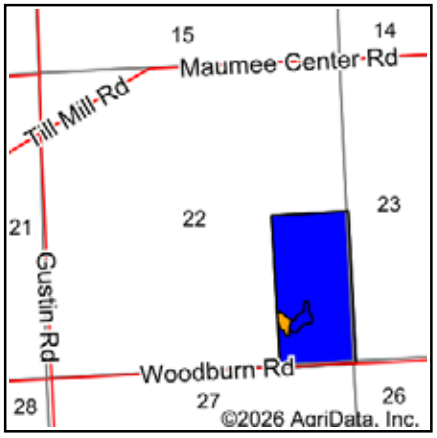

101
2 5.5± acres
4 16.5± acres
3 31± acres
5 13.5± acres
6 3.5± acres
Hetrick Rd
Becker Rd
Slusher Rd

SOILS & TOPOGRAPHY MAPS

SOILS MAP - TRACT 1



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Allen**
Location: **22-31N-15E**
Township: **Maumee**
Acres: **81.67**
Date: **9/30/2026**

SCHRADER Real Estate and Auction Company, Inc.

Maps Provided By surety® CUSTOMIZED ONLINE MAPPING
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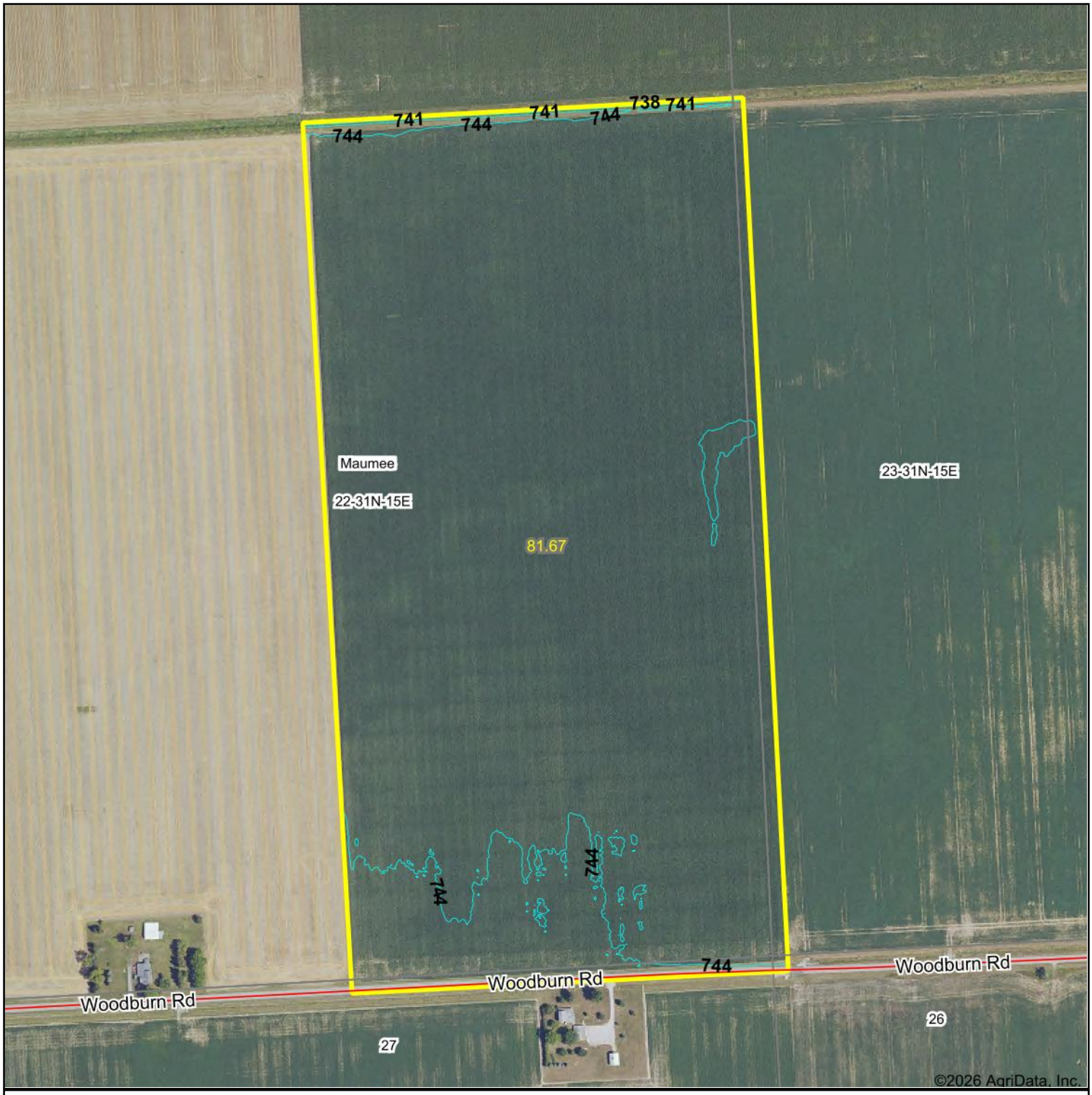
N W E S

Area Symbol: IN003, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
HtA	Hoytville silty clay, 0 to 1 percent slopes	77.97	95.5%		IIw	145		5		9	40	59
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	2.31	2.8%		IIw	141		5	9		45	63
Np	Nappanee silty clay loam	1.39	1.7%		IIIw	126	17	5		8	41	57
			Weighted Average		**2.02**	**144.6**	**0.3**	**5**	**0.3**	**8.7**	**40.2**	**59.1**

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACT 1



SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Source:	USGS 1 meter dem
Interval(ft):	3.0
Min:	736.6
Max:	747.0
Range:	10.4
Average:	742.7
Standard Deviation:	0.89 ft

0ft 472ft 944ft

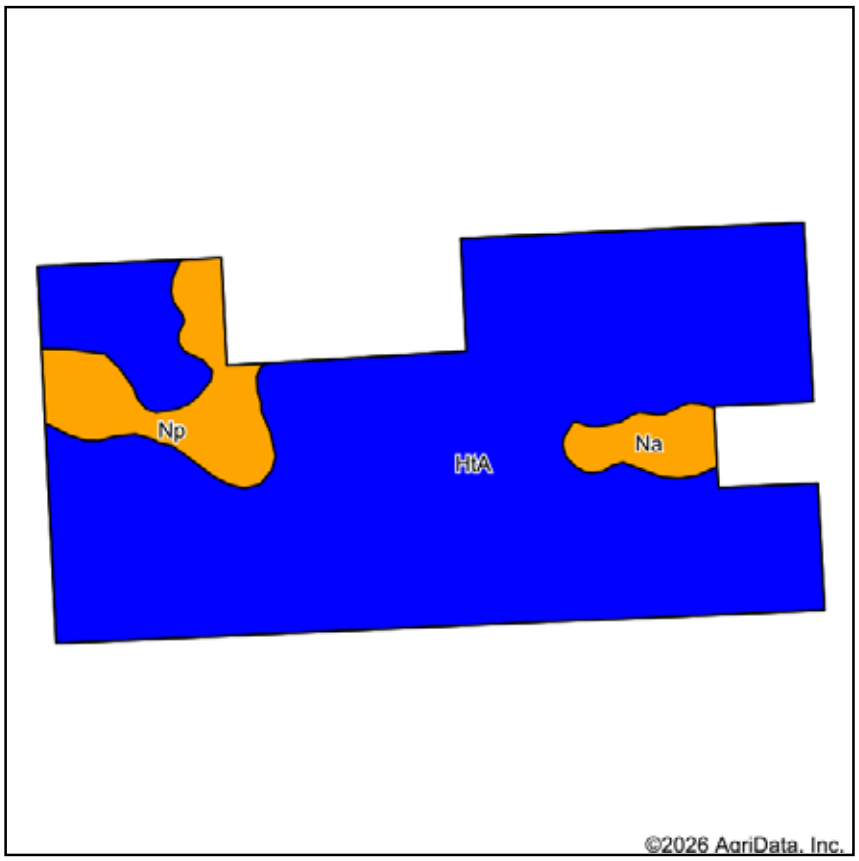
N W E S

9/30/2026

22-31N-15E
Allen County
Indiana

Boundary Center: 41° 7' 46.37, -84° 48' 43.51

SOILS MAP - TRACTS 2-6



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Allen**
Location: **29-31N-15E**
Township: **Maumee**
Acres: **69.93**
Date: **10/2/2026**

SCHRADER Real Estate and Auction Company, Inc.

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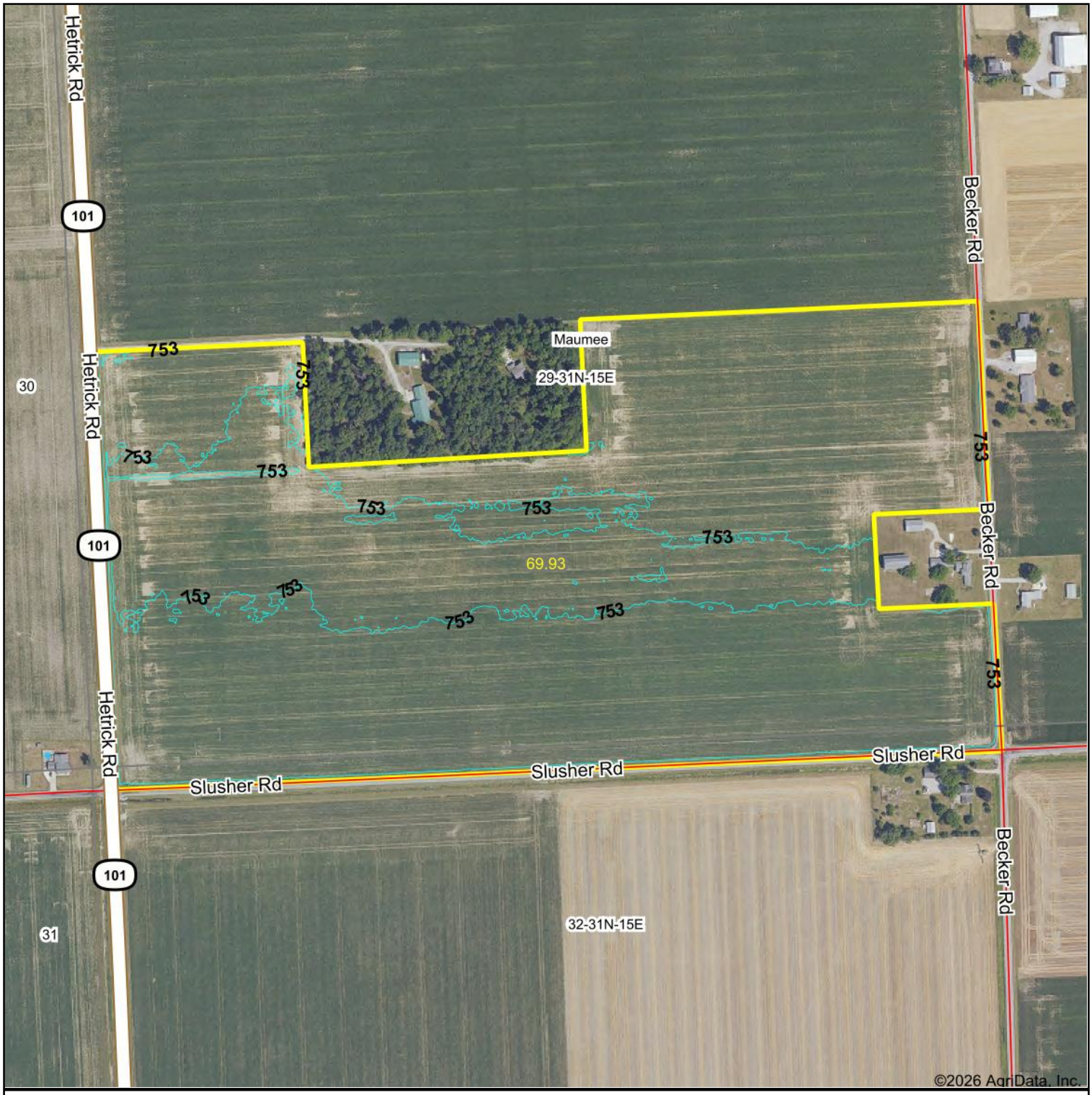
N W E S

Area Symbol: IN003, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
HtA	Hoytville silty clay, 0 to 1 percent slopes	61.84	88.4%		IIw	145		5	9	40	59
Np	Nappanee silty clay loam	5.86	8.4%		IIIw	126	17	5	8	41	57
Na	Nappanee silt loam	2.23	3.2%		IIIw	126	17	5	8	41	57
				Weighted Average	**2.12**	**142.8**	**2**	**5**	**8.9**	**40.1**	**58.8**

Soils data provided by USDA and NRCS.

TOPO CONTOURS MAP - TRACTS 2-6



SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 3.0
Min: 751.6
Max: 755.5
Range: 3.9
Average: 752.7
Standard Deviation: 0.46 ft

0ft 457ft 913ft

10/2/2026

29-31N-15E
Allen County
Indiana

Boundary Center: 41° 6' 43.79, -84° 51' 42.92

FSA INFORMATION

FSA INFO - TRACT 1

INDIANA
ALLEN
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2258
Prepared : 10/19/26 11:11 AM CST
Crop Year : 2027

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.98	79.98	79.98	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	79.98	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	**ARC County - Default**	**Price Loss Coverage - Default**
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	39.71	0.00	167	
Soybeans	39.66	0.00	48	
TOTAL	**79.37**	**0.00**		

NOTES

Tract Number : 3256

Description : P6/2A MAUMEE TWP SEC 22 NORTH SIDE OF WOODBURN RD
FSA Physical Location : INDIANA/ALLEN
ANSI Physical Location : INDIANA/ALLEN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JUDITH PRIVETT, DEBORAH A KNOBLAUCH
Other Producers : None
Recon ID : None

FSA INFO - TRACT 1

USDA

GEAR MAP | Farm **2258** | Tract **3256** | PY **2027**

Allen County, Indiana



Common Land Unit

- Field Boundary
- Subfield Boundary
- Tract Boundary
- Farm Boundary
- Non-Cropland
- CRP

Wetland Determination

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2027 Program Year

Phy Cnty: Allen

0 500 1000 Ft

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS).

Map Created October 10, 2026

FSA INFO - TRACTS 2-6

INDIANA
ALLEN
Form: FSA-156EZ
See Page 3 for non-discriminatory Statements.

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9490
Prepared : 10/6/26 7:04 AM CST
Crop Year : 2027

Operator Name	: S AND L SCHRENK FAMILY LLC I
CRP Contract Number(s)	: None
Recon ID	: 18-003-2009-189
Transferred From	: None
ARCPLC G/I/F Eligibility	: Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
227.76	227.28	227.28	0.00	0.00	0.00	0.00	0.0	Active	2

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	227.28	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	**ARC County - Default**	**Price Loss Coverage - Default**
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	50.70	0.00	68	
Corn	99.70	0.00	129	
Soybeans	76.68	0.00	40	
TOTAL	**227.08**	**0.00**		

NOTES

Tract Number : 2782

Description	: N7/1A MAUMEE TWP SEC 31 SW SLUSHER RD & SR 101
FSA Physical Location	: INDIANA/ALLEN
ANSI Physical Location	: INDIANA/ALLEN
BIA Unit Range Number	:
CRP Contract Number(s)	: None
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: S AND L SCHRENK FAMILY LLC I
Other Producers	: None
Recon ID	: None

FSA INFO - TRACTS 2-6

INDIANA
ALLEN
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9490
Prepared : 10/6/26 7:04 AM CST
Crop Year : 2027

Tract Land Data

Tract 2782 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.90	159.42	159.42	0.00	0.00	0.00	0.00	0.0
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**CRP**	**MPL**	**DCP Ag. Rel Activity**	**SOD**
0.00	0.00	159.42	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	50.70	0.00	68
Corn	54.12	0.00	135
Soybeans	54.40	0.00	43
TOTAL	**159.22**	**0.00**	

NOTES

Tract Number : 12442

Description : N6/2B MAUMEE TWP SEC 29 NORTH OF SLUSHER RD
FSA Physical Location : INDIANA/ALLEN
ANSI Physical Location : INDIANA/ALLEN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : S AND L SCHRENK FAMILY LLC I
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
67.86	67.86	67.86	0.00	0.00	0.00	0.00	0.0
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**CRP**	**MPL**	**DCP Ag. Rel Activity**	**SOD**
0.00	0.00	67.86	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	45.58	0.00	123
Soybeans	22.28	0.00	33

FSA INFO - TRACTS 2-6

INDIANA
ALLEN
Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9490
Prepared : 10/6/26 7:04 AM CST
Crop Year : 2027

Tract 12442 Continued ...

TOTAL	67.86	0.00

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. USDA is an equal opportunity provider, employer, and lender.

FSA INFO - TRACTS 2-6

USDA

GEAR MAP | Farm **9490** | Tract **12442** | PY **2027**

Allen County, Indiana



Common Land Unit

- Field Boundary
- Subfield Boundary
- Tract Boundary
- Farm Boundary
- Non-Cropland
- CRP

Wetland Determination

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2027 Program Year

Phy Cnty: Allen

0 500 1000 Ft

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Map Created October 06, 2026

TAX INFORMATION

02-10-22-400-004.000-052 | **Knoblauch Deborah A & Privett** | **25501 WOODBURN RD** | **100, Vacant Land** | **AG/RURAL RES HOMESIT** 1/2

General Information

Parcel Number
02-10-22-400-004.000-052

Local Parcel Number
21-0022-0007

Tax ID:

Routing Number

Property Class 100
Vacant Land

Year: 2026

Location Information

County
Allen

Township
MAUMEE TOWNSHIP

District 052 (Local 021)
052 MAUMEE (21)

School Corp 0255
EAST ALLEN COUNTY

Neighborhood 521008-052
AG/RURAL RES HOMESITES 01-0

Section/Plat
0022

Location Address (1)
25501 WOODBURN RD
WOODBURN, IN 46797

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 8, 2026
Review Group 2023

Ownership

Knoblauch Deborah A & Privett Judith
7904 Woodcreek Ln
Fort Wayne, IN 46815

Legal

E 1/2 SE 1/4 SEC 22

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/23/2023	Knoblauch Deborah A	2023026230	PR	/		I
04/13/2011	Zirkelbach Pauline E		WD	/		I
04/08/2009	ZIRKELBACH PAULIN	2009016601	WD	/		I
01/01/1900	STOLLER EZRA W &		WD	/		I

Notes

Agricultural

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

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	Misc	AA	AA	AA
01/13/2026	As Of Date	03/30/2026	05/29/2025	03/28/2025	03/22/2024	04/07/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☑	☑	☐	☑	☑
$170,100	**Land**	**$170,100**	**$170,100**	**$191,800**	**$182,900**	**$152,500**
$0	Land Res (1)	$0	$0	$0	$0	$0
$170,100	Land Non Res (2)	$170,100	$170,100	$191,800	$182,900	$152,500
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$170,100	**Total**	**$170,100**	**$170,100**	**$191,800**	**$182,900**	**$152,500**
$0	Total Res (1)	$0	$0	$0	$0	$0
$170,100	Total Non Res (2)	$170,100	$170,100	$191,800	$182,900	$152,500
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	NP	0	1.396	0.85	$2,120	$1,802	$2,516	0%	1.0000	0.00	100.00	0.00	$2,520
4	A	BMA	0	2.318	0.89	$2,120	$1,887	$4,374	0%	1.0000	0.00	100.00	0.00	$4,370
4	A	HS	0	72.633	1.06	$2,120	$2,247	$163,206	0%	1.0000	0.00	100.00	0.00	$163,210
81	A		0	2.89	1.00	$2,120	$2,120	$6,127	-100%	1.0000	0.00	100.00	0.00	$00
82	A		0	0.763	1.00	$2,120	$2,120	$1,618	-100%	1.0000	0.00	100.00	0.00	$00

Data Source N/A **Collector** 02/20/2023 tmplaa **Appraiser** 02/20/2023 tmplaa

Land Computations

Calculated Acreage	80.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	80.00
81 Legal Drain NV	2.89
82 Public Roads NV	0.76
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	76.35
Farmland Value	$170,100
Measured Acreage	76.35
Avg Farmland Value/Acre	2228
Value of Farmland	$170,100
Classified Total	$0
Farm / Classifed Value	$170,100
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$170,100
CAP 3 Value	$0
Total Value	**$170,100**

TAX INFO - TRACT 1

TAX INFO - TRACT 1

LOW ASSOCIATES | LowTaxInfo

Allen County

25501 Woodburn Rd

Woodburn, IN 46797

Knoblauch Deborah A &
Privett Judith
7904 Woodcreek Ln
Fort Wayne, IN 46815

Spring Due by 05/11/2026: $0.00

Fall Due by 11/10/2026: $1,390.24

$1,390.24
Total Due



Property Information

Tax Year/Pay Year
2025 / 2026

Parcel Number
02-10-22-400-004.000-052

Duplicate Number
1884016

Property Type
Real

Tax Unit / Description
52 - Maumee

Property Class
AGRICULTURAL - VACANT LAND

Mortgage Company
None

TIF
None

TAX INFO - TRACT 1

Homestead Credit Filed?
No

Over 65 Circuit Breaker?
No

Legal Description
Note: Not to be used on legal documents
E 1/2 Se 1/4 Sec 22

Section-Township-Range
No Info

Parcel Acres
80

Lot Number
No Info

Block/Subdivision
No info

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	$1,390.24	$0.00	$1,390.24
Spring Penalty:	$0.00	$0.00	$0.00
Spring Annual:	$0.00	$0.00	$0.00
Fall Tax:	$1,390.24	$0.00	$1,390.24
Fall Penalty:	$0.00	$0.00	$0.00
Fall Annual:	$0.00	$0.00	$0.00
Delq NTS Tax:	$0.00	$0.00	$0.00
Delq NTS Pen:	$0.00	$0.00	$0.00
Delq TS Tax:	$0.00	$0.00	$0.00
Delq TS Pen:	$0.00	$0.00	$0.00
Other Assess:	$0.00	$0.00	$0.00
Late Fine:	$0.00	$0.00	$0.00
Late Penalty:	$0.00	$0.00	$0.00
Demand Fee:	$0.00	$0.00	$0.00
Jdg Tax/Pen/Int:	$0.00	$0.00	$0.00
Judgement Fee:	$0.00	$0.00	$0.00
Advert Fee:	$0.00	$0.00	$0.00
Tax Sale Fee:	$0.00	$0.00	$0.00
NSF Fee:	$0.00	$0.00	$0.00
Certified to Court:	$0.00	$0.00	$0.00
LIT Credits:	$186.02	$0.00	$186.02
PTRC:	$0.00	$0.00	$0.00
HMST Credit:	$0.00	$0.00	$0.00

TAX INFO - TRACT 1

	Tax Bill	Adjustments	Balance
Circuit Breaker Credit:	$0.00	$0.00	$0.00
Over 65 CB Credit:	$0.00	$0.00	$0.00
Tax and Penalty:			$2,780.48
Other Assess (+):			$0.00
Fees (+):			$0.00
Cert to Court (-):			$0.00
Subtotal:			$2,780.48
Receipts:			$1,390.24
Total Due:			$1,390.24
Surplus Transfer:			$0.00
Account Balance:			$1,390.24

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2026	05/08/2026	S	$1,390.24	Lock Box Payment 5/7/2026 Check Nbr 436341	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2026	$1,390.24	$1,390.24	$0.00	$2,780.48	$1,390.24
2025	$1,572.70	$1,572.70	$0.00	$3,145.40	$3,145.40
2024	$1,240.10	$1,240.10	$0.00	$2,480.20	$2,480.20
2023	$965.19	$965.19	$48.26	$1,978.64	$1,978.64
2022	$948.50	$948.50	$0.00	$1,897.00	$1,897.00
2021	$792.44	$792.44	$0.00	$1,584.88	$1,584.88
2020	$987.86	$987.86	$0.00	$1,975.72	$1,975.72
2019	$1,067.68	$1,067.68	$0.00	$2,135.36	$2,135.36
2018	$1,273.18	$1,273.18	$0.00	$2,546.36	$2,546.36
2017	$1,361.80	$1,361.80	$0.00	$2,723.60	$2,723.60
2016	$1,364.80	$1,364.80	$0.00	$2,729.60	$2,729.60
2015	$1,419.06	$1,419.06	$0.00	$2,838.12	$2,838.12
2014	$1,294.40	$1,294.40	$0.00	$2,588.80	$2,588.80

TAX INFO - TRACT 1

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2013	$1,233.48	$1,233.48	$0.00	$2,466.96	$2,466.96
2012	$1,107.46	$1,107.46	$0.00	$2,214.92	$2,214.92
2011	$956.01	$956.01	$0.00	$1,912.02	$1,912.02

Tax Overview

Current Tax Summary

Tax Summary Item	2025	2026
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	$0	$0
1b. Gross assessed value of all other residential property	$182,900	$170,100
1c. Gross assessed value of all other property	$0	$0
2. Equals total gross assessed value of property	$182,900	$170,100
2a. Minus deductions	$0	($10,206)
3. Equals subtotal of net assessed value of property	$182,900	$159,894
3a. Multiplied by your local tax rate	1.8479	1.8553
4. Equals gross tax liability	$3,379.82	$2,966.50
4a. Minus local property tax credits	($234.42)	($186.02)
4b. Minus savings due to property tax cap	$0.00	$0.00
4c. Minus savings due to Over 65 Credit	$0.00	$0.00
4d. Minus savings due to Blind/Disabled Credit	$0.00	$0.00
4e. Minus savings due to Supplemental Homestead Credit	$0.00	$0.00
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit	$0.00	$0.00
4g. Minus savings due to County Option Homestead Relief Credit	$0.00	$0.00
5. Total property tax liability	$3,145.40	$2,780.48

Assessed Values as of 05/29/2025

Land Value	$170,100
Improvements	$0

Exemptions / Deductions

Description	Amount
2% Deduction	$10,206.00
Count: 1	**$10,206.00**

Other Assessments

TAX INFO - TRACT 1

Assessment Name	Billing	Adjustments	Balance
No data			

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
No data							

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Zirkelbach Pauline E	06/23/2023		2023026230		
Zirkelbach Pauline E & Fry Ruth V	04/13/2011		2011016431		
Stoller Ezra W & Minnie I	04/08/2009		2009016601		
Bauman Carrie Sandmeyer & Etal	02/28/1949	Z16			
Prior To Tax System	01/01/1801				

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02-10-29-300-002.001-052 | **S & L Schrenk Family LLC I** | **STATE ROAD 101** | **100, Vacant Land** | **AG/RURAL RES HOMESIT** 1/2

General Information

Parcel Number
02-10-29-300-002.001-052

Local Parcel Number
21-0029-0045

Tax ID:

Routing Number
- - -

Property Class 100
Vacant Land

Year: 2026

Location Information

County
Allen

Township
MAUMEE TOWNSHIP

District 052 (Local 021)
052 MAUMEE (21)

School Corp 0255
EAST ALLEN COUNTY

Neighborhood 521008-052
AG/RURAL RES HOMESITES 01-0

Section/Plat
0293115

Location Address (1)
STATE ROAD 101
WOODBURN, IN 46797

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Unpaved	☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 8, 2026
Review Group 2023

Ownership

S & L Schrenk Family LLC I
11753 Road 33
Antwerp, OH 45813

Legal

29.34 A TR N 1/2 S 1/4 SE 1/4
SEC 29

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/31/2014	S & L Schrenk Family	2014005549	WD	/18583	$525,000	I
02/25/2004	PINARDI DEBRA K		WD	03/24795	$88,020	I
01/01/1900	LIGHTCAP DONALD		WD	/		I

Notes

Agricultural

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

2026		2026	2025	2025	2024	2023
WIP	**Assessment Year**	2026	2025	2025	2024	2023
01/13/2026	**Reason For Change**	AA	Misc	AA	AA	AA
Indiana Cost Mod	**As Of Date**	03/30/2026	05/29/2025	03/28/2025	03/22/2024	04/07/2023
1.0000	**Valuation Method**	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☑	☑	☐	☑	☑
$62,800	**Land**	**$62,800**	**$62,800**	**$70,800**	**$67,600**	**$56,300**
$0	Land Res (1)	$0	$0	$0	$0	$0
$62,800	Land Non Res (2)	$62,800	$62,800	$70,800	$67,600	$56,300
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$62,800	**Total**	**$62,800**	**$62,800**	**$70,800**	**$67,600**	**$56,300**
$0	Total Res (1)	$0	$0	$0	$0	$0
$62,800	Total Non Res (2)	$62,800	$62,800	$70,800	$67,600	$56,300
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	HS	0	24.373	1.06	$2,120	$2,247	$54,766	0%	1.0000	0.00	100.00	0.00	$54,770
4	A	NP	0	4.457	0.85	$2,120	$1,802	$8,032	0%	1.0000	0.00	100.00	0.00	$8,030
82	A		0	0.51	1.00	$2,120	$2,120	$1,081	-100%	1.0000	0.00	100.00	0.00	$00

Data Source N/A **Collector** 02/21/2023 tmplaa **Appraiser** 02/21/2023 tmplaa

Land Computations

Calculated Acreage	29.34
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	29.34
81 Legal Drain NV	0.00
82 Public Roads NV	0.51
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	28.83
Farmland Value	$62,800
Measured Acreage	28.83
Avg Farmland Value/Acre	2178
Value of Farmland	$62,790
Classified Total	$0
Farm / Classifed Value	$62,800
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$62,800
CAP 3 Value	$0
Total Value	**$62,800**

TAX INFO - TRACTS 2-6

TAX INFO - TRACTS 2-6

LOW ASSOCIATES | LowTaxInfo

Allen County

State Road 101

Woodburn, IN 46797

S & L Schrenk Family LLC I
11753 Road 33
Antwerp, OH 45813

Spring Due by 05/11/2026: $0.00

Fall Due by 11/10/2026: $0.00

$0.00
Total Due



Allen County — Powered by Esri

Property Information

Tax Year/Pay Year
2025 / 2026

Parcel Number
02-10-29-300-002.001-052

Duplicate Number
1884396

Property Type
Real

Tax Unit / Description
52 - Maumee

Property Class
AGRICULTURAL - VACANT LAND

Mortgage Company
None

TIF
None

Homestead Credit Filed?
No

Over 65 Circuit Breaker?
No

TAX INFO - TRACTS 2-6

Legal Description
Note: Not to be used on legal documents
29.34 A Tr N 1/2 S 1/2 Sw 1/4 Sec 29

Section-Township-Range
No Info

Parcel Acres
29.34

Lot Number
No Info

Block/Subdivision
No info

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	$513.27	$0.00	$513.27
Spring Penalty:	$0.00	$0.00	$0.00
Spring Annual:	$0.00	$0.00	$0.00
Fall Tax:	$513.27	$0.00	$513.27
Fall Penalty:	$0.00	$0.00	$0.00
Fall Annual:	$0.00	$0.00	$0.00
Delq NTS Tax:	$0.00	$0.00	$0.00
Delq NTS Pen:	$0.00	$0.00	$0.00
Delq TS Tax:	$0.00	$0.00	$0.00
Delq TS Pen:	$0.00	$0.00	$0.00
Other Assess:	$291.20	$0.00	$291.20
Late Fine:	$0.00	$0.00	$0.00
Late Penalty:	$0.00	$0.00	$0.00
Demand Fee:	$0.00	$0.00	$0.00
Jdg Tax/Pen/Int:	$0.00	$0.00	$0.00
Judgement Fee:	$0.00	$0.00	$0.00
Advert Fee:	$0.00	$0.00	$0.00
Tax Sale Fee:	$0.00	$0.00	$0.00
NSF Fee:	$0.00	$0.00	$0.00
Certified to Court:	$0.00	$0.00	$0.00
LIT Credits:	$68.68	$0.00	$68.68
PTRC:	$0.00	$0.00	$0.00
HMST Credit:	$0.00	$0.00	$0.00
Circuit Breaker Credit:	$0.00	$0.00	$0.00
Over 65 CB Credit:	$0.00	$0.00	$0.00

TAX INFO - TRACTS 2-6

	Tax Bill	Adjustments	Balance
Tax and Penalty:			$1,026.54
Other Assess (+):			$291.20
Fees (+):			$0.00
Cert to Court (-):			$0.00
Subtotal:			$1,317.74
Receipts:			$1,317.74
Total Due:			$0.00
Surplus Transfer:			$0.00
Account Balance:			$0.00

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2026	05/12/2026	S	$658.87	Lock Box Payment Check Nbr 1447	N
2026	05/12/2026	S	$658.87	Lock Box Payment Check Nbr 1447	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2026	$658.87	$658.87	$0.00	$1,317.74	$1,317.74
2025	$726.87	$726.87	$0.00	$1,453.74	$1,453.74
2024	$530.62	$530.62	$0.00	$1,061.24	$1,061.24
2023	$429.03	$429.03	$0.00	$858.06	$858.06
2022	$422.87	$422.87	$0.00	$845.74	$845.74
2021	$249.50	$249.50	$0.00	$499.00	$499.00
2020	$220.14	$220.14	$0.00	$440.28	$440.28
2019	$238.00	$238.00	$0.00	$476.00	$476.00
2018	$283.98	$283.98	$0.00	$567.96	$567.96
2017	$303.88	$303.88	$0.00	$607.76	$607.76
2016	$304.48	$304.48	$0.00	$608.96	$608.96
2015	$316.59	$316.59	$0.00	$633.18	$633.18
2014	$278.51	$278.51	$0.00	$557.02	$557.02

TAX INFO - TRACTS 2-6

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2013	$265.62	$265.62	$0.00	$531.24	$531.24
2012	$238.01	$238.01	$0.00	$476.02	$476.02
2011	$206.00	$206.00	$0.00	$412.00	$412.00

Tax Overview

Current Tax Summary

Tax Summary Item	2025	2026
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	$0	$0
1b. Gross assessed value of all other residential property	$67,600	$62,800
1c. Gross assessed value of all other property	$0	$0
2. Equals total gross assessed value of property	$67,600	$62,800
2a. Minus deductions	$0	($3,768)
3. Equals subtotal of net assessed value of property	$67,600	$59,032
3a. Multiplied by your local tax rate	1.8479	1.8553
4. Equals gross tax liability	$1,249.18	$1,095.22
4a. Minus local property tax credits	($86.64)	($68.68)
4b. Minus savings due to property tax cap	$0.00	$0.00
4c. Minus savings due to Over 65 Credit	$0.00	$0.00
4d. Minus savings due to Blind/Disabled Credit	$0.00	$0.00
4e. Minus savings due to Supplemental Homestead Credit	$0.00	$0.00
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit	$0.00	$0.00
4g. Minus savings due to County Option Homestead Relief Credit	$0.00	$0.00
5. Total property tax liability	$1,162.54	$1,026.54

Assessed Values as of 05/29/2025

Land Value	$62,800
Improvements	$0

Exemptions / Deductions

Description	Amount
2% Deduction	$3,768.00
Count: 1	**$3,768.00**

Other Assessments

TAX INFO - TRACTS 2-6

Assessment Name	Billing	Adjustments	Balance
1009100 - Marsh Drain	$145.60	$0.00	$145.60
1021100 - Edgerton-Carson Drai	$145.60	$0.00	$145.60

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
No data							

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Pinardi Debra K	01/31/2014		2014005549		
Prior To Tax System	02/25/2004	0003-24795			

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02-10-29-300-003.000-052 | **S & L Schrenk Family LLC I** | **18431 SLUSHER RD** | **100, Vacant Land** | **AG/RURAL RES HOMESIT** 1/2

General Information

Parcel Number
02-10-29-300-003.000-052

Local Parcel Number
21-0029-0043

Tax ID:

Routing Number
- - -

Property Class 100
Vacant Land

Year: 2026

Location Information

County
Allen

Township
MAUMEE TOWNSHIP

District 052 (Local 021)
052 MAUMEE (21)

School Corp 0255
EAST ALLEN COUNTY

Neighborhood 521008-052
AG/RURAL RES HOMESITES 01-0

Section/Plat

Location Address (1)
18431 SLUSHER RD
NEW HAVEN, IN 46797

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
	☐
Streets or Roads	**TIF**
	☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 8, 2026
Review Group 2023

Ownership

S & L Schrenk Family LLC I
11753 Road 33
Antwerp, OH 45813

Legal

S 710 Ft Sw1/4 Ex E 340 Of N 279 Ft Sec 29

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/31/2014	S & L Schrenk Family	2014005549	WD	/18583	$525,000	I
05/25/2001	PINARDI DEBRA K		QC	01/3631		I
01/02/2001	PINARDI DEBRA K 78		WD	00/14915		I
08/12/1997	PINARDI DEBRA K	0	WD	97/6933		I
01/01/1900	SCHRENK RICHARD		WD	/		I

Notes

Agricultural

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

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	Misc	AA	AA	AA
01/13/2026	As Of Date	03/30/2026	05/29/2025	03/28/2025	03/22/2024	04/07/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☑	☑	☐	☑	☑
$82,600	**Land**	**$82,600**	**$82,600**	**$93,100**	**$88,800**	**$74,000**
$0	Land Res (1)	$0	$0	$0	$0	$0
$82,600	Land Non Res (2)	$82,600	$82,600	$93,100	$88,800	$74,000
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$82,600	**Total**	**$82,600**	**$82,600**	**$93,100**	**$88,800**	**$74,000**
$0	Total Res (1)	$0	$0	$0	$0	$0
$82,600	Total Non Res (2)	$82,600	$82,600	$93,100	$88,800	$74,000
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	HS	0	33.842	1.06	$2,120	$2,247	$76,043	0%	1.0000	0.00	100.00	0.00	$76,040
4	A	NA	0	2.209	0.85	$2,120	$1,802	$3,981	0%	1.0000	0.00	100.00	0.00	$3,980
4	A	NP	0	1.420	0.85	$2,120	$1,802	$2,559	0%	1.0000	0.00	100.00	0.00	$2,560
81	A		0	2.733	1.00	$2,120	$2,120	$5,794	-100%	1.0000	0.00	100.00	0.00	$00
82	A		0	0.506	1.00	$2,120	$2,120	$1,073	-100%	1.0000	0.00	100.00	0.00	$00

Data Source N/A **Collector** 02/21/2023 tmplaa **Appraiser** 02/21/2023 tmplaa

Land Computations

Calculated Acreage	40.71
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	40.71
81 Legal Drain NV	2.73
82 Public Roads NV	0.51
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	37.47
Farmland Value	$82,580
Measured Acreage	37.47
Avg Farmland Value/Acre	2204
Value of Farmland	$82,590
Classified Total	$0
Farm / Classifed Value	$82,600
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$82,600
CAP 3 Value	$0
Total Value	**$82,600**

TAX INFO - TRACTS 2-6

TAX INFO - TRACTS 2-6

LowTaxInfo

Allen County

18431 Slusher Rd

Woodburn, IN 46797

S & L Schrenk Family LLC I
11753 Road 33
Antwerp, OH 45813

Spring Due by 05/11/2026: $0.00

Fall Due by 11/10/2026: $0.00

$0.00
Total Due



Property Information

Tax Year/Pay Year
2025 / 2026

Parcel Number
02-10-29-300-003.000-052

Duplicate Number
1884397

Property Type
Real

Tax Unit / Description
52 - Maumee

Property Class
AGRICULTURAL - VACANT LAND

Mortgage Company
None

TIF
None

Homestead Credit Filed?
No

Over 65 Circuit Breaker?
No

TAX INFO - TRACTS 2-6

Legal Description
Note: Not to be used on legal documents
S 710 Ft Sw1/4 Ex E 340 Of N 279 Ft Sec 29

Section-Township-Range
No Info

Parcel Acres
40.71

Lot Number
No Info

Block/Subdivision
No info

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	$675.10	$0.00	$675.10
Spring Penalty:	$0.00	$0.00	$0.00
Spring Annual:	$0.00	$0.00	$0.00
Fall Tax:	$675.10	$0.00	$675.10
Fall Penalty:	$0.00	$0.00	$0.00
Fall Annual:	$0.00	$0.00	$0.00
Delq NTS Tax:	$0.00	$0.00	$0.00
Delq NTS Pen:	$0.00	$0.00	$0.00
Delq TS Tax:	$0.00	$0.00	$0.00
Delq TS Pen:	$0.00	$0.00	$0.00
Other Assess:	$407.12	$0.00	$407.12
Late Fine:	$0.00	$0.00	$0.00
Late Penalty:	$0.00	$0.00	$0.00
Demand Fee:	$0.00	$0.00	$0.00
Jdg Tax/Pen/Int:	$0.00	$0.00	$0.00
Judgement Fee:	$0.00	$0.00	$0.00
Advert Fee:	$0.00	$0.00	$0.00
Tax Sale Fee:	$0.00	$0.00	$0.00
NSF Fee:	$0.00	$0.00	$0.00
Certified to Court:	$0.00	$0.00	$0.00
LIT Credits:	$90.33	$0.00	$90.33
PTRC:	$0.00	$0.00	$0.00
HMST Credit:	$0.00	$0.00	$0.00
Circuit Breaker Credit:	$0.00	$0.00	$0.00
Over 65 CB Credit:	$0.00	$0.00	$0.00

TAX INFO - TRACTS 2-6

	Tax Bill	Adjustments	Balance
Tax and Penalty:			$1,350.20
Other Assess (+):			$407.12
Fees (+):			$0.00
Cert to Court (-):			$0.00
Subtotal:			$1,757.32
Receipts:			$1,757.32
Total Due:			$0.00
Surplus Transfer:			$0.00
Account Balance:			$0.00

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2026	05/12/2026	S	$878.66	Lock Box Payment Check Nbr 1447	N
2026	05/12/2026	S	$878.66	Lock Box Payment Check Nbr 1447	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2026	$878.66	$878.66	$0.00	$1,757.32	$1,757.32
2025	$967.12	$967.12	$0.00	$1,934.24	$1,934.24
2024	$703.54	$703.54	$0.00	$1,407.08	$1,407.08
2023	$571.14	$571.14	$0.00	$1,142.28	$1,142.28
2022	$562.74	$562.74	$0.00	$1,125.48	$1,125.48
2021	$513.82	$513.82	$0.00	$1,027.64	$1,027.64
2020	$513.66	$513.66	$0.00	$1,027.32	$1,027.32
2019	$554.50	$554.50	$0.00	$1,109.00	$1,109.00
2018	$661.47	$661.47	$0.00	$1,322.94	$1,322.94
2017	$707.30	$707.30	$0.00	$1,414.60	$1,414.60
2016	$709.37	$709.37	$0.00	$1,418.74	$1,418.74
2015	$737.56	$737.56	$0.00	$1,475.12	$1,475.12
2014	$622.44	$622.44	$0.00	$1,244.88	$1,244.88

TAX INFO - TRACTS 2-6

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2013	$590.36	$590.36	$0.00	$1,180.72	$1,180.72
2012	$528.42	$528.42	$0.00	$1,056.84	$1,056.84
2011	$453.04	$453.04	$0.00	$906.08	$906.08

Tax Overview

Current Tax Summary

Tax Summary Item	2025	2026
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	$0	$0
1b. Gross assessed value of all other residential property	$88,800	$82,600
1c. Gross assessed value of all other property	$0	$0
2. Equals total gross assessed value of property	$88,800	$82,600
2a. Minus deductions	$0	($4,956)
3. Equals subtotal of net assessed value of property	$88,800	$77,644
3a. Multiplied by your local tax rate	1.8479	1.8553
4. Equals gross tax liability	$1,640.93	$1,440.53
4a. Minus local property tax credits	($113.81)	($90.33)
4b. Minus savings due to property tax cap	$0.00	$0.00
4c. Minus savings due to Over 65 Credit	$0.00	$0.00
4d. Minus savings due to Blind/Disabled Credit	$0.00	$0.00
4e. Minus savings due to Supplemental Homestead Credit	$0.00	$0.00
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit	$0.00	$0.00
4g. Minus savings due to County Option Homestead Relief Credit	$0.00	$0.00
5. Total property tax liability	$1,527.12	$1,350.20

Assessed Values as of 05/29/2025

Land Value	$82,600
Improvements	$0

Exemptions / Deductions

Description	Amount
2% Deduction	$4,956.00
Count: 1	$4,956.00

Other Assessments

TAX INFO - TRACTS 2-6

Assessment Name	Billing	Adjustments	Balance
1009100 - Marsh Drain	$203.56	$0.00	$203.56
1021100 - Edgerton-Carson Drai	$203.56	$0.00	$203.56

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
No data							

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Pinardi Debra K	01/31/2014		2014005549		
Pinardi Debra K 78% &	05/25/2001	00001-3631			
Pinardi Debra K	01/02/2001	0000-14915			
Schrenk Richard D & Janice L	08/12/1997	097-6933			
Prior To Tax System	12/31/1996	96-16318			

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