

General Information

Parcel Number
48-07-14-300-003.000-029

Local Parcel Number
13-0015-1-006

Tax ID:
13-13-0015-1-006

Routing Number
I5-

Property Class 100
Vacant Land

Year: 2019

Location Information

County
Madison

Township
RICHLAND TOWNSHIP

District 029 (Local 013)
RICHLAND TOWNSHIP

School Corp 5275
ANDERSON COMMUNITY

Neighborhood 130001-029
RURAL RES

Section/Plat
14

Location Address (1)
0 N 425 E
ANDERSON, IN 46011

Zoning

Subdivision

Lot
000

Market Model
130001-100-199

Characteristics

Topography
Level

Public Utilities
Water, Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 25, 2019

Review Group 2019

Ownership

HODSON R MICHAEL
L KARAGOZIAN J/T R/S L/E ROBERT
1875 WOODLAND AVE
KEEGO HARBOR, MI 48320

Legal

SE SW 40.0000Acres STR: 14208 SECTION: PLAT:
00 IN: OUT:



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

2019	Assessment Year	2019	2018	2017	2016	2015
WIP	Reason For Change	AA	AA	AA	AA	AA
02/26/2019	As Of Date	04/20/2019	07/15/2018	08/06/2017	08/22/2016	09/15/2015
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	☐	☐	☐	☒	☒
\$65,200	Land	\$65,200	\$67,200	\$77,200	\$77,500	\$81,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$65,200	Land Non Res (2)	\$65,200	\$67,200	\$77,200	\$77,500	\$81,100
\$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
\$65,200	Total	\$65,200	\$67,200	\$77,200	\$77,500	\$81,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$65,200	Total Non Res (2)	\$65,200	\$67,200	\$77,200	\$77,500	\$81,100
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	A	BS	0	19.66	1.28	\$1,560	\$1,997	\$39,261	0%	0%	1.0000	\$39,260
4	A	CNB2	0	5.93	0.77	\$1,560	\$1,201	\$7,122	0%	0%	1.0000	\$7,120
4	A	CRA	0	10.76	1.02	\$1,560	\$1,591	\$17,119	0%	0%	1.0000	\$17,120
5	A	BS	0	1.78	1.28	\$1,560	\$1,997	\$3,555	-60%	0%	1.0000	\$1,420
5	A	CRA	0	.95	1.02	\$1,560	\$1,591	\$1,511	-60%	0%	1.0000	\$600
5	A	CNB2	0	.59	0.77	\$1,560	\$1,201	\$709	-60%	0%	1.0000	\$280
82	A		0	.73	1.00	\$1,560	\$1,560	\$1,139	-100%	0%	1.0000	\$00

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/01/2009	HODSON R MICHAEL		ND	/	\$0	I

Agricultural

Notes

9/28/2017 Imported: PER REASSESSMENT NO
CHG FOR N18-19 VN

4/10/2017 Imported: Corrected soils per reass 17 p
18, LJP

1/19/2011 : NO CHANGE PER REASSESSMENT &
PICTOMETRY VN DP CC

Land Computations

Calculated Acreage	40.40
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	40.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.73
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	39.27
Farmland Value	\$65,800
Measured Acreage	39.67
Avg Farmland Value/Acre	1659
Value of Farmland	\$65,150
Classified Total	\$0
Farm / Classified Value	\$65,200
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$65,200
CAP 3 Value	\$0
Total Value	\$65,200

