

85-01-26-300-004.000-012

General Information

Parcel Number
85-01-26-300-004.000-012

Local Parcel Number
0090006600

Tax ID:

Routing Number
4.9

Property Class 502
Vacant - Unplatted (10 to 19.99 Acr

Year: 2024

Location Information

County
Wabash

Township
PLEASANT TOWNSHIP

District 012 (Local 012)
PLEASANT TOWNSHIP

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8512510-012
PLEASANT

Section/Plat
26

Location Address (1)
N 800 W
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
ERA

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 10, 2024

Review Group 2024

SEWARD GEORGE TAYLOR II

Ownership

SEWARD GEORGE TAYLOR II
11645 N OGDEN RD
NORTH MANCHESTER, IN 46962

Legal

PT SW1/4 26-30-5 16.295AC



N 800 W

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/19/2006	SEWARD GEORGE T		WD	/	\$0	I
01/01/1900	SEWARD G TAYLOR		WD	/		I

502, Vacant - Unplatted (10 to 19.99 Acr

PLEASANT /85 1/2

Notes

8/30/2023 RP: Reassessment Packet 2024
1/1/1900 MEM:
SPLIT 16.295 AC CASPER SAGE 0090255900

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	GenReval	AA	AA	AA	GenReval
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
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	☐	☐	☐	☐	☐
Land	\$80,200	\$80,200	\$80,200	\$64,100	\$64,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$80,200	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$80,200	\$80,200	\$64,100	\$64,100
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$80,200	\$80,200	\$80,200	\$64,100	\$64,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$80,200	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$80,200	\$80,200	\$64,100	\$64,100

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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
91	A		0	16.0350	1.00	\$5,000	\$5,000	\$80,175	0%	1.0000	0.00	100.00	0.00	\$80,180
82	A	MFE2	0	0.2600	0.55	\$2,280	\$1,254	\$326	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	16.30
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	16.30
81 Legal Drain NV	0.00
82 Public Roads NV	0.26
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	16.04
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$80,200
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$80,200
CAP 3 Value	\$0
Total Value	\$80,200

Data Source Estimated

Collector 05/24/2023 JS

Appraiser 05/24/2023 JS

