

General Information

Parcel Number
43-15-20-100-922.000-001

Local Parcel Number
0170100130

Tax ID:

Routing Number
001-077-003

Property Class 100
Vacant Land

Ownership

AULT DONALD G & MARTHA LEE LE
920 SHADY LANE
WARSAW, IN 46580

Legal

1-77-3
E PT NE LESS RR & T PLAT 20-31-6 47.50A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/29/2020	AULT DONALD G & M	2020061477	QC	/		
12/17/2018	AULT DOUGLAS L &	2018120673	QC	/		
08/27/1976	AULT DONALD G & M	0	WD	/		
01/01/1900	AULT DOUGLAS		WD	/		

Notes

12/20/2018 ETAL: JACQUELYN L NEGUS & D GREGORY AULT

Property Class 100
Vacant Land



Agricultural

Year: 2024

Location Information

County
Kosciusko

Township
CLAY

District 001 (Local 001)
CLAY TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 9109010-001
CLAY TWP ACREAGE - AG

Section/Plat
20-31-6

Location Address (1)
200 W
CLAYPOOL, IN 46510

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$102,200	\$85,200	\$67,300	\$57,900	\$57,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$102,200	\$85,200	\$67,300	\$57,900	\$57,400
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$102,200	\$85,200	\$67,300	\$57,900	\$57,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$102,200	\$85,200	\$67,300	\$57,900	\$57,400
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')

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**

Streets or Roads **TIF**

Neighborhood Life Cycle Stage
Other

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	BC	0	14.29	1.19	\$2,280	\$2,713	\$38,769	0%	1.0000	0.00	100.00	0.00	\$38,770
4	A	CLB	0	5.140	0.51	\$2,280	\$1,163	\$5,978	0%	1.0000	0.00	100.00	0.00	\$5,980
4	A	CLC	0	3.130	0.50	\$2,280	\$1,140	\$3,568	0%	1.0000	0.00	100.00	0.00	\$3,570
4	A	CRA	0	3.710	1.02	\$2,280	\$2,326	\$8,629	0%	1.0000	0.00	100.00	0.00	\$8,630
4	A	CRB	0	0.380	1.02	\$2,280	\$2,326	\$884	0%	1.0000	0.00	100.00	0.00	\$880
4	A	RE	0	3.980	1.28	\$2,280	\$2,918	\$11,614	0%	1.0000	0.00	100.00	0.00	\$11,610
4	A	RLB	0	10.96	0.98	\$2,280	\$2,234	\$24,485	0%	1.0000	0.00	100.00	0.00	\$24,480
4	A	RLC	0	0.290	0.89	\$2,280	\$2,029	\$588	0%	1.0000	0.00	100.00	0.00	\$590
4	A	RXB	0	0.140	0.72	\$2,280	\$1,642	\$230	0%	1.0000	0.00	100.00	0.00	\$230
4	A	WLD	0	2.370	0.64	\$2,280	\$1,459	\$3,458	0%	1.0000	0.00	100.00	0.00	\$3,460
4	A	WT	0	1.180	1.11	\$2,280	\$2,531	\$2,987	0%	1.0000	0.00	100.00	0.00	\$2,990
5	A	BC	0	0.030	1.19	\$2,280	\$2,713	\$81	-60%	1.0000	0.00	100.00	0.00	\$30
5	A	CLC	0	0.050	0.50	\$2,280	\$1,140	\$57	-60%	1.0000	0.00	100.00	0.00	\$20
5	A	RE	0	0.400	1.28	\$2,280	\$2,918	\$1,167	-60%	1.0000	0.00	100.00	0.00	\$470
5	A	RLB	0	0.350	0.98	\$2,280	\$2,234	\$782	-60%	1.0000	0.00	100.00	0.00	\$310

Land Computations

Calculated Acreage	47.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	47.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.80
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	46.70
Farmland Value	\$102,230
Measured Acreage	46.70
Avg Farmland Value/Acre	2189
Value of Farmland	\$102,230
Classified Total	\$0
Farm / Classified Value	\$102,200
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$102,200
CAP 3 Value	\$0
Total Value	\$102,200

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
72	A	RE	0	0.300	0.50	\$2,280	\$1,140	\$342	-40%	1.0000	0.00	100.00	0.00	\$210
82	A		0	0.800	1.00	\$2,280	\$2,280	\$1,824	-100%	1.0000	0.00	100.00	0.00	\$00