

50-51-31-000-032.000-011

General Information

Parcel Number
50-51-31-000-032.000-011

Local Parcel Number
505131000032000011

Tax ID:
0060322800

Routing Number
51-31-000-001

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County
Marshall

Township
POLK TOWNSHIP

District 011 (Local 011)
POLK TOWNSHIP

School Corp 7150
JOHN GLENN

Neighborhood 600501-011
POLK TOWNSHIP RURAL

Section/Plat
31

Location Address (1)
2797 UNION RD
WALKERTON, IN 46574

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level, Rolling

Public Utilities ERA
Gas, Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Sunday, April 27, 2025

Review Group 2023

PARKER RICHARD LIVING TRU

Ownership

PARKER RICHARD LIVING TRUST 3/
RICHARD & LINDA PARKER TRUSTE
2797 UNION RD
WALKERTON, IN 46574

Legal

ACREAGE: 38.18 AUDITOR DESC: SE1/4 SE1/4
EX 1.82A NE COR LEGAL DESC:



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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	Annual Value	Annual Value	Alloc Chg	Annual Value	Annual Value
03/01/2025	As Of Date	01/01/2025	01/01/2024	07/05/2023	01/01/2023	01/01/2022
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	☐	☐	☒	☐	☐
\$105,900	Land	\$105,900	\$114,000	\$93,100	\$93,100	\$81,000
\$35,900	Land Res (1)	\$35,900	\$44,900	\$35,900	\$35,900	\$34,500
\$70,000	Land Non Res (2)	\$70,000	\$59,600	\$49,600	\$49,600	\$39,200
\$0	Land Non Res (3)	\$0	\$9,500	\$7,600	\$7,600	\$7,300
\$398,200	Improvement	\$398,200	\$386,400	\$313,200	\$313,200	\$310,100
\$398,200	Imp Res (1)	\$398,200	\$386,400	\$313,200	\$295,100	\$288,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$18,100	\$21,800
\$504,100	Total	\$504,100	\$500,400	\$406,300	\$406,300	\$391,100
\$434,100	Total Res (1)	\$434,100	\$431,300	\$349,100	\$331,000	\$322,800
\$70,000	Total Non Res (2)	\$70,000	\$59,600	\$49,600	\$49,600	\$39,200
\$0	Total Non Res (3)	\$0	\$9,500	\$7,600	\$25,700	\$29,100

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
9	A		0	1.0000	1.00	\$35,906	\$35,906	\$35,906	0%	1.0000	100.00	0.00	0.00	\$35,910
92	A		0	1.41	1.00	\$5,386	\$5,386	\$7,594	0%	1.0000	0.00	100.00	0.00	\$7,590
4	A	APU	0	1.03	0.85	\$2,390	\$2,032	\$2,093	0%	1.0000	0.00	100.00	0.00	\$2,090
4	A	CNB	0	9.37	0.50	\$2,390	\$1,195	\$11,197	0%	1.0000	0.00	100.00	0.00	\$11,200
4	A	GDN	0	.75	1.02	\$2,390	\$2,438	\$1,829	0%	1.0000	0.00	100.00	0.00	\$1,830
4	A	PNYA	0	8.74	0.94	\$2,390	\$2,247	\$19,639	0%	1.0000	0.00	100.00	0.00	\$19,640
4	A	REN	0	2.03	1.28	\$2,390	\$3,059	\$6,210	0%	1.0000	0.00	100.00	0.00	\$6,210
4	A	TXUB	0	.19	0.51	\$2,390	\$1,219	\$232	0%	1.0000	0.00	100.00	0.00	\$230
41	A	GDN	0	4.37	1.02	\$2,390	\$2,438	\$10,654	-30%	1.0000	0.00	100.00	0.00	\$7,460
41	A	PNYA	0	.21	0.94	\$2,390	\$2,247	\$472	-30%	1.0000	0.00	100.00	0.00	\$330
41	A	REN	0	5.38	1.28	\$2,390	\$3,059	\$16,457	-30%	1.0000	0.00	100.00	0.00	\$11,520
41	A	ROP	0	.3	0.81	\$2,390	\$1,936	\$581	-30%	1.0000	0.00	100.00	0.00	\$410
41	A	TXUB	0	.45	0.51	\$2,390	\$1,219	\$549	-30%	1.0000	0.00	100.00	0.00	\$380
5	A	CNB	0	.5	0.50	\$2,390	\$1,195	\$598	-60%	1.0000	0.00	100.00	0.00	\$240
5	A	REN	0	.16	1.28	\$2,390	\$3,059	\$489	-60%	1.0000	0.00	100.00	0.00	\$200

Data Source Aerial Collector 08/10/2022 EL Appraiser 08/10/2022 DS

2797 UNION RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/20/2020	PARKER RICHARD LI	0	Wa	2020/07270		I
01/01/1900	PARKER RICHARD L		WD	/		I

Agricultural

101, Cash Grain/General Farm

POLK TOWNSHIP RURAL

1/4

Notes

8/10/2022 23CR: ADD BAY WINDOW
9/23/2019 20CR: SOILS ADJUSTED BASED ON 2018 AERIALS;NO CHANGES NOTED ON IMP
11/17/2015 16CR: ADDED 15X36 WDDK & 992 SQ. FT TYPE 3 REC ROOM BSMT FINISH
10/1/2015 15IC: CHANGED 8.154A LAND PRICING TO SOIL TYPING FOR HAY FIELD. FORM 113 MAILED.
1/1/1900 12RE: CHANGED STORY HEIGHT TO 1 1/2 STORY DWLG

Land Computations

Calculated Acreage	38.18
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	38.18
81 Legal Drain NV	0.00
82 Public Roads NV	0.65
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.41
Total Acres Farmland	35.12
Farmland Value	\$62,420
Measured Acreage	35.12
Avg Farmland Value/Acre	1777
Value of Farmland	\$62,410
Classified Total	\$0
Farm / Classified Value	\$62,400
Homesite(s) Value	\$35,900
91/92 Value	\$7,600
Supp. Page Land Value	
CAP 1 Value	\$35,900
CAP 2 Value	\$70,000
CAP 3 Value	\$0
Total Value	\$105,900

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
5	A	TXUB	0	.13	0.51	\$2,390	\$1,219	\$158	-60%	1.0000	0.00	100.00	0.00	\$60
6	A	CNB	0	.73	0.50	\$2,390	\$1,195	\$872	-80%	1.0000	0.00	100.00	0.00	\$170
6	A	GDN	0	0.0200	1.02	\$2,390	\$2,438	\$49	-80%	1.0000	0.00	100.00	0.00	\$10
6	A	NOE	0	0.0400	0.77	\$2,390	\$1,840	\$74	-80%	1.0000	0.00	100.00	0.00	\$10
6	A	PNYA	0	0.1500	0.94	\$2,390	\$2,247	\$337	-80%	1.0000	0.00	100.00	0.00	\$70
6	A	REN	0	.38	1.28	\$2,390	\$3,059	\$1,162	-80%	1.0000	0.00	100.00	0.00	\$230
6	A	REYA	0	0.0400	1.28	\$2,390	\$3,059	\$122	-80%	1.0000	0.00	100.00	0.00	\$20
71	A	CNB	0	.15	0.50	\$2,390	\$1,195	\$179	-40%	1.0000	0.00	100.00	0.00	\$110
82	A	GDN	0	.65	1.02	\$2,390	\$2,438	\$1,585	-100%	1.0000	0.00	100.00	0.00	\$00

Cost Ladder						
	Floor	Constr	Base	Finish	Value	Totals
2	1	1Fr	1995	1995	\$166,600	
	2					
	3					
	4					
	1/4					
	1/2	1Fr	1995	1995	\$64,300	
	3/4					
	Attic					
	Bsmt		1995	0	\$55,200	
	Crawl					
Slab						
					Total Base	\$286,100
Adjustments				1 Row Type Adj. x 1.00		\$286,100
	Unfin Int (-)					\$0
	Ex Liv Units (+)					\$0
	Rec Room (+)				3:992	\$15,600
	Loft (+)					\$0
	Fireplace (+)					\$0
	No Heating (-)					\$0
	A/C (+)			1:1995 1/2:1995		\$8,100
	No Elec (-)					\$0
	Plumbing (+ / -)			10 – 5 = 5 x \$800		\$4,000
	Spec Plumb (+)					\$0
	Elevator (+)					\$0
					Sub-Total, One Unit	\$313,800
					Sub-Total, 1 Units	
	Exterior Features (+)				\$42,900	\$356,700
	Garages (+) 1053 sqft				\$38,800	\$395,500
	Quality and Design Factor (Grade)					1.10
					Location Multiplier	0.90
					Replacement Cost	\$391,545

\$398,200

