

85-06-20-100-029.000-012

General Information

Parcel Number

85-06-20-100-029.000-012

Local Parcel Number

0090254000

Tax ID:

Routing Number

54

Property Class 501

Vacant - Unplatted (0 to 9.99 Acres)

Year: 2025

Location Information

County

Wabash

Township

PLEASANT TOWNSHIP

District 012 (Local 012 )

PLEASANT TOWNSHIP

School Corp 8045

MANCHESTER COMMUNITY

Neighborhood 8512510-012

PLEASANT

Section/Plat

20

Location Address (1)

4846 W 895 N

ROANN, IN 46974

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography

Flood Hazard

Rolling

Public Utilities

ERA

Electricity

Streets or Roads

TIF

Paved

Neighborhood Life Cycle Stage

Static

Printed

Tuesday, April 8, 2025

Review Group

2024

Data Source

Estimated

Collector

06/21/2023

JS

Appraiser

06/21/2023

JS

WILLIAMS THOMAS

Ownership

WILLIAMS THOMAS

19 EMS B20A LANE

PIERCETON, IN 46562

Legal

CHERRY SPRING EST LOT 3

1.58AC

DITCH 601

4846 W 895 N

501, Vacant - Unplatted (0 to 9.99 Acres)

Transfer of Ownership

Date

Owner

Doc ID

Code

Book/Page

Adj Sale Price

V/I

12/16/2016

WILLIAMS THOMAS

TR

/

01/27/2010

BOLINGER RALPH R

WD

/

01/01/1900

BOLINGER RALPH L

WD

/

Valuation Records

Assessment Year

Reason For Change

As Of Date

Valuation Method

Equalization Factor

Notice Required

Land

Land Res (1)

Land Non Res (2)

Land Non Res (3)

Improvement

Imp Res (1)

Imp Non Res (2)

Imp Non Res (3)

Total

Total Res (1)

Total Non Res (2)

Total Non Res (3)

2025

AA

01/01/2025

Indiana Cost Mod

1.0000

☐

\$7,900

\$0

\$7,900

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$7,900

\$0

\$7,900

\$0

2024

GenReval

01/01/2024

Indiana Cost Mod

1.0000

☐

\$7,900

\$0

\$7,900

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$7,900

\$0

\$7,900

\$0

2023

AA

01/01/2023

Indiana Cost Mod

1.0000

☐

\$4,000

\$0

\$0

\$4,000

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$4,000

\$0

\$0

\$4,000

2022

AA

01/01/2022

Indiana Cost Mod

1.0000

☐

\$4,000

\$0

\$0

\$4,000

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$4,000

\$0

\$0

\$4,000

2021

AA

01/01/2021

Indiana Cost Mod

1.0000

☐

\$3,200

\$0

\$0

\$3,200

\$0

\$0

\$3,200

\$0

\$0

\$0

\$0

\$3,200

\$0

\$0

\$3,200

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

1.5800

1.00

\$5,000

\$5,000

\$7,900

0%

1.0000

0.00

100.00

0.00

\$7,900

Land Computations

Calculated Acreage

Actual Frontage

Developer Discount

Parcel Acreage

81 Legal Drain NV

82 Public Roads NV

83 UT Towers NV

9 Homesite

91/92 Acres

Total Acres Farmland

Farmland Value

Measured Acreage

Avg Farmland Value/Acre

Value of Farmland

Classified Total

Farm / Classified Value

Homesite(s) Value

91/92 Value

Supp. Page Land Value

CAP 1 Value

CAP 2 Value

CAP 3 Value

Total Value

1.58

0

☐

1.58

0.00

0.00

0.00

0.00

1.58

0.00

\$0

0.00

0.0

\$0

\$0

\$0

\$7,900

\$0

\$7,900

\$0

\$7,900

Notes

2/5/2024 RP: Reassessment Packet 2024

1/1/1900 LAND: NOT FARM GROUND 2012 PAY 2013

