

85-06-20-100-031.000-012

General Information

Parcel Number
85-06-20-100-031.000-012

Local Parcel Number
0090254200

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)
4720 W 895 N
ROANN, IN 46974

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 8, 2025

Review Group 2024

WILLIAMS THOMAS

Ownership

WILLIAMS THOMAS
19 EMS B20A LANE
PIERCETON, IN 46562

Legal

CHERRY SPRING EST LOT 5 1.50AC



4720 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	/	\$70,000	I
01/27/2010	BOLINGER RALPH R		WD	/		I
01/01/1900	BOLINGER RALPH L		WD	/		I

PLEASANT

/85 1/2

Notes

2/5/2024 RP: Reassessment Packet 2024

12/19/2016 NOTE: MULTI-PARCEL SALE. \$70,000 WAS SALE PRICE FOR -029, -030, -031 & -036

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

Res

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	GenReval	AA	AA	AA
As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
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	\$7,500	\$7,500	\$3,800	\$3,800	\$3,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$7,500	\$7,500	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$3,800	\$3,800	\$3,000
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	\$7,500	\$7,500	\$3,800	\$3,800	\$3,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$7,500	\$7,500	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$3,800	\$3,800	\$3,000

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	1.5000	1.00	\$5,000	\$5,000	\$7,500	0%	1.0000	0.00	100.00	0.00	\$7,500

Land Computations

Calculated Acreage	1.50
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	1.50
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	\$7,500
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$7,500
CAP 3 Value	\$0
Total Value	\$7,500

Data Source Estimated

Collector 06/21/2023 JS

Appraiser 06/21/2023 JS

