

09-02-24-400-006.000-002

General Information

Parcel Number
09-02-24-400-006.000-002

Local Parcel Number
002-01-081-006

Tax ID:

Routing Number
02-24-000-002

Property Class 199
Other Agricultural Use

Year: 2021

Location Information

County
Cass

Township
BETHLEHEM TOWNSHIP

District 002 (Local 002)
BETHLEHEM TOWNSHIP

School Corp 2650
CASTON

Neighborhood 9020001-002
Bethlehem Township

Section/Plat
0024

Location Address (1)
700 E
TWELVE MILE, IN 46988

Zoning

Subdivision

Lot

Market Model
9020001 - Res

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, April 16, 2021

Review Group 2014

MBW2, LLC und 1/2 & TLH1, LLC

Ownership

MBW2, LLC und 1/2 & TLH1, LLC und
21697 Horton Rd
PO BOX 1034
Sheridan, IN 46069

Legal

Pt E 1/2 & Pt W 1/2 Se 1/4 24 28 2e 70.18A



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

2021	Assessment Year	2021	2020	2020	2019	2018
WIP	Reason For Change	Trending	Trending	Split	Trending	Trending
02/05/2021	As Of Date	04/15/2021	04/06/2020	07/18/2019	04/18/2019	01/01/2018
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	☐	☐	☒	☐	☐
\$69,600	Land	\$69,600	\$69,000	\$84,100	\$106,800	\$92,200
\$0	Land Res (1)	\$0	\$0	\$0	\$16,000	\$16,000
\$69,600	Land Non Res (2)	\$69,600	\$69,000	\$84,100	\$90,800	\$76,200
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$9,900	Improvement	\$9,900	\$9,900	\$9,900	\$44,400	\$44,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$34,200	\$34,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,900	Imp Non Res (3)	\$9,900	\$9,900	\$9,900	\$10,200	\$9,900
\$79,500	Total	\$79,500	\$78,900	\$94,000	\$151,200	\$136,400
\$0	Total Res (1)	\$0	\$0	\$0	\$50,200	\$50,300
\$69,600	Total Non Res (2)	\$69,600	\$69,000	\$84,100	\$90,800	\$76,200
\$9,900	Total Non Res (3)	\$9,900	\$9,900	\$9,900	\$10,200	\$9,900

Land Data (Standard Depth: Res 132', CI 132' 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. %	Res Elig %	Market Factor	Value
4	A	CpA	0	16.120	1.02	\$1,290	\$1,316	\$21,214	0%	0%	1.0000	\$21,210
4	A	MkC	0	9.937	0.64	\$1,290	\$826	\$8,208	0%	0%	1.0000	\$8,210
4	A	RsB	0	21.744	1.02	\$1,290	\$1,316	\$28,615	0%	0%	1.0000	\$28,620
4	A	Sh	0	5.880	1.11	\$1,290	\$1,432	\$8,420	0%	0%	1.0000	\$8,420
5	A	Sh	0	0.1240	1.11	\$1,290	\$1,432	\$178	-60%	0%	1.0000	\$70
6	A	MkC	0	4.764	0.64	\$1,290	\$826	\$3,935	-80%	0%	1.0000	\$790
6	A	Sh	0	7.803	1.11	\$1,290	\$1,432	\$11,174	-80%	0%	1.0000	\$2,230
6	A	RsB	0	3.603	1.02	\$1,290	\$1,316	\$4,742	-80%	0%	1.0000	\$950
72	A	Sh	0	.205	0.50	\$1,290	\$645	\$132	-40%	0%	1.0000	\$80
82	A	H2O	0	1.021	0.50	\$1,290	\$645	\$659	-100%	0%	1.0000	\$00

700 E

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/22/2019	MBW2, LLC und 1/2 &		TD	/	\$252,645	V
10/23/2001	Smith, Homer V & Glor		WR	/	\$0	I
01/01/1900	SMITH, HOMER V &		WR	/	\$0	I

199, Other Agricultural Use

Agricultural

Bethlehem Township

1/2

Notes

7/16/2019 20SP: SPLIT 5.00 A, DWELLING, & POULTRY BARN TO 02-01-081-055

1/1/2019 19RS: ADJUST LAND PER ELEVATE LAND USE

2/7/2013 HYLA: adjusted land avs sd

2/7/2013 13SP: SPLIT 5.212 A TO 0201081054

1/1/2013 13GI: LAND IS TILL,PASTURE & WOODS

2/7/2006 06SP: SPLIT 3A TO 0201081052/SPLIT 1.068A TO 0201081053

Land Computations

Calculated Acreage	71.20
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	70.18
81 Legal Drain NV	0.00
82 Public Roads NV	1.02
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	69.16
Farmland Value	\$70,580
Measured Acreage	70.18
Avg Farmland Value/Acre	1006
Value of Farmland	\$69,570
Classified Total	\$0
Farm / Classified Value	\$69,600
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$69,600
CAP 3 Value	\$0
Total Value	\$69,600

General Information

Occupancy

Barn, Bank & Flat (T2)

Description

Barn, Bank & Flat (T2)

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐Earth

☐Slab

☐Sub & Joint

☐Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Wall Finish

☐Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☐Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description

Area

Value

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

4

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr

Base

Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Row Type Adj.

Adjustments

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

\$0

Sub-Total, 1 Units

Exterior Features (+)

\$0

\$0

Garages (+) 0 sqft

\$0

\$0

Quality and Design Factor (Grade)

Location Multiplier

0.88

Replacement Cost

\$69,186

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Barn, Bank & Flat (T2)	0%	2		D	1900	1900	121	F	\$43.92	0.88	\$40.95	40' x 60' x 16'	\$69,186	70%	\$20,760	70%	100%	1.000	1.0000	\$6,200
2: Barn, Bank & Flat (T2)	0%	1		D	1900	1900	121	F	\$40.88	0.88	\$40.88	18' x 24' x 16'	\$12,433	70%	\$3,730	70%	100%	1.000	1.0000	\$1,100
3: Lean-To R 01	0%	1	Earth Floor	D	1989	1989	32	F	\$5.38	0.88	\$5.38	16'x60' x 12'	\$3,636	55%	\$1,640	0%	100%	1.000	1.0000	\$1,600
4: Steel Grain Bin R 01	0%	1		D	1950	1950	71	F		0.88		27' x 18'	\$11,368	70%	\$3,410	70%	100%	1.000	1.0000	\$1,000