

02-03-03-400-008.000-042

General Information

Parcel Number
02-03-03-400-008.000-042

Local Parcel Number
13-0003-0014

Tax ID:

Routing Number
- - -

Property Class 101
Cash Grain/General Farm

Year: 2021

Location Information

County
Allen

Township
CEDAR CREEK TOWNSHIP

District 042 (Local 013)
042 CEDAR CREEK (13)

School Corp 0255
EAST ALLEN COUNTY

Neighborhood 421018-042
Ag/Rural Res Homesites 02 (042)

Section/Plat
0003

Location Address (1)
11281 GARMAN RD
SPENCERVILLE, IN 46788

Zoning

Subdivision

Lot

Market Model
Res | CED 421018-20 (40-61)

Characteristics

Topography Flood Hazard
Rolling ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Monday, April 26, 2021

Review Group 2018

Zorger Gloria R L/Est &

Ownership

Zorger Gloria R L/Est &
Zorger Kay D
11281 Garman Rd
Spencerville, IN 46788

Legal

N 41 A E 1/2 Se 1/4 Sec 3 ex 39 ac tr sold



11281 GARMAN RD

101, Cash Grain/General Farm

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/15/2016	Zorger Gloria R L/Est	2016066823	QC	/	\$0	I
01/01/1900	ZORGER NORMAN &		WD	/	\$0	I

Ag/Rural Res Homesites 02 1/2

Notes

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

2021	Assessment Year	2021	2020	2019	2018	2017
WIP	Reason For Change	AA	AA	AA	AA	AA
02/16/2021	As Of Date	03/08/2021	03/13/2020	03/15/2019	03/20/2018	03/17/2017
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	☒	☒	☒	☒	☐
\$60,600	Land	\$60,600	\$60,600	\$60,700	\$55,700	\$55,800
\$60,000	Land Res (1)	\$60,000	\$60,000	\$60,000	\$55,000	\$55,000
\$600	Land Non Res (2)	\$600	\$600	\$700	\$700	\$800
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$90,900	Improvement	\$90,900	\$86,600	\$79,100	\$81,300	\$72,000
\$84,400	Imp Res (1)	\$84,400	\$80,100	\$72,600	\$75,300	\$66,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$6,500	Imp Non Res (3)	\$6,500	\$6,500	\$6,500	\$6,000	\$5,300
\$151,500	Total	\$151,500	\$147,200	\$139,800	\$137,000	\$127,800
\$144,400	Total Res (1)	\$144,400	\$140,100	\$132,600	\$130,300	\$121,700
\$600	Total Non Res (2)	\$600	\$600	\$700	\$700	\$800
\$6,500	Total Non Res (3)	\$6,500	\$6,500	\$6,500	\$6,000	\$5,300

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. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$60,000	\$60,000	\$60,000	0%	100%	1.0000	\$60,000
4	A	MSE3	0	.322	0.50	\$1,290	\$645	\$208	0%	0%	1.0000	\$210
4	A	WH	0	.135	1.11	\$1,290	\$1,432	\$193	0%	0%	1.0000	\$190
4	A	MRB2	0	.002	0.77	\$1,290	\$993	\$02	0%	0%	1.0000	\$00
71	A	MSE3	0	.475	0.50	\$1,290	\$645	\$306	-40%	0%	1.0000	\$180
82	A	R0B2	0	.066	1.00	\$1,290	\$1,290	\$85	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	2.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.07
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	0.93
Farmland Value	\$580
Measured Acreage	0.93
Avg Farmland Value/Acre	621
Value of Farmland	\$580
Classified Total	\$0
Farm / Classified Value	\$600
Homesite(s) Value	\$60,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$60,000
CAP 2 Value	\$600
CAP 3 Value	\$0
Total Value	\$60,600

	Total all pages	\$90,900	Total this page	\$90,900
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