General Information

Parcel Number
89-02-21-000-309.000-024

Local Parcel Number
03-21-000-309.000-13

Tax ID:
013-00159-00

Routing Number

Property Class 100
Vacant Land

Year: 2023

Location Information

County
WAYNE

Township
PERRY TOWNSHIP

District 024 (Local 013)
PERRY TOWNSHIP

School Corp 8305
NETTLE CREEK

Neighborhood 135145-013
PERRY-135145 (013)

Section/Plat
0321000

Location Address (1)
ECONOMY RD
MODOC, IN 47358

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography

Flood Hazard ☐

Public Utilities
Electricity

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023

Review Group 2026

Ownership

ALLRED, ROBERT P L/E REM TO PA
ALLRED & MOLLY ANN RHODUS TI
11701 N ECONOMY RD
MODOC, IN 47358

Legal

PT SW SEC 21-18-13 45A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/10/2017	ALLRED, ROBERT P	2017001994	WD	/	$0	I
01/01/1900	ALLRED, ROBERT P		CO	/	$0	I

Notes

7/26/2021 Misc: 2022 GENERAL REVALUATION

Agricultural

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$59,600	**Land**	**$59,600**	**$47,000**	**$40,500**	**$40,200**	**$49,000**
$0	Land Res (1)	$0	$0	$0	$0	$0
$59,600	Land Non Res (2)	$59,600	$47,000	$40,500	$40,200	$49,000
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$59,600	**Total**	**$59,600**	**$47,000**	**$40,500**	**$40,200**	**$49,000**
$0	Total Res (1)	$0	$0	$0	$0	$0
$59,600	Total Non Res (2)	$59,600	$47,000	$40,500	$40,200	$49,000
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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	CTB	0	5.200000	0.98	$1,900	$1,862	$9,682	0%	0%	1.0000	$9,680
4	A	LEB2	0	3.410000	0.60	$1,900	$1,140	$3,887	0%	0%	1.0000	$3,890
4	A	LXC3	0	5.380000	0.50	$1,900	$950	$5,111	0%	0%	1.0000	$5,110
4	A	OCA	0	9.480000	0.94	$1,900	$1,786	$16,931	0%	0%	1.0000	$16,930
4	A	SH	0	1.730000	1.11	$1,900	$2,109	$3,649	0%	0%	1.0000	$3,650
4	A	TS	0	2.400000	1.23	$1,900	$2,337	$5,609	0%	0%	1.0000	$5,610
4	A	WE	0	4.220000	1.19	$1,900	$2,261	$9,541	0%	0%	1.0000	$9,540
5	A	LXC3	0	0.340000	0.50	$1,900	$950	$323	-60%	0%	1.0000	$130
6	A	CTB	0	0.010000	0.98	$1,900	$1,862	$19	-80%	0%	1.0000	$00
6	A	LEB2	0	0.540000	0.60	$1,900	$1,140	$616	-80%	0%	1.0000	$120
6	A	LXC3	0	0.110000	0.50	$1,900	$950	$105	-80%	0%	1.0000	$20
6	A	OCA	0	0.010000	0.94	$1,900	$1,786	$18	-80%	0%	1.0000	$00
6	A	SH	0	10.490000	1.11	$1,900	$2,109	$22,123	-80%	0%	1.0000	$4,420
6	A	TS	0	0.420000	1.23	$1,900	$2,337	$982	-80%	0%	1.0000	$200
6	A	WE	0	0.680000	1.19	$1,900	$2,261	$1,537	-80%	0%	1.0000	$310

Data Source Aerial **Collector** 05/14/2021 jf **Appraiser** 07/26/2021 lp

Land Computations

Calculated Acreage	45.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	45.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.58
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	44.42
Farmland Value	$59,610
Measured Acreage	44.42
Avg Farmland Value/Acre	1342
Value of Farmland	$59,610
Classified Total	$0
Farm / Classifed Value	$59,600
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$59,600
CAP 3 Value	$0
Total Value	**$59,600**

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
82	A		0	0.580000	1.00	$1,900	$1,900	$1,102	-100%	0%	1.0000	$00