

89-02-28-000-102.002-024

General Information

Parcel Number
89-02-28-000-102.002-024

Local Parcel Number
03-28-000-102.020-13

Tax ID:
013-00196-02

Routing Number

Property Class 100
Vacant Land

Year: 2025

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
0328000

Location Address (1)
BANNING RD
MODOC, IN 47358

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA
Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

FISHER, AMOS S & ANNA S

Ownership

FISHER, AMOS S & ANNA S
34 BLUE BIRD LN
MILL HALL, PA 17751

Legal

PT NW SEC 28-18-13 1.837A



BANNING RD

100, Vacant Land

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/10/2008	FISHER, AMOS S & A	2008002382	WD	/		I
01/01/1900	FULLER, PAUL V & D	2008002382	WD	/		I

PERRY-135145 (013)/13514 1/2

Notes

7/26/2021 Misc: 2022 GENERAL REVALUATION

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
03/27/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	☐	☐	☐	☐	☐
\$4,300	Land	\$4,300	\$4,100	\$3,400	\$2,700	\$2,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$4,300	Land Non Res (2)	\$4,300	\$4,100	\$3,400	\$2,700	\$2,300
\$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
\$4,300	Total	\$4,300	\$4,100	\$3,400	\$2,700	\$2,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$4,300	Total Non Res (2)	\$4,300	\$4,100	\$3,400	\$2,700	\$2,300
\$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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	OCA	0	1.145	0.94	\$2,390	\$2,247	\$2,573	0%	1.0000	0.00	100.00	0.00	\$2,570
4	A	SH	0	.632	1.11	\$2,390	\$2,653	\$1,677	0%	1.0000	0.00	100.00	0.00	\$1,680
82	A		0	0.060000	1.00	\$2,390	\$2,390	\$143	-100%	1.0000	0.00	0.00	100.00	\$00

Land Computations

Calculated Acreage	1.84
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.84
81 Legal Drain NV	0.00
82 Public Roads NV	0.06
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	1.78
Farmland Value	\$4,250
Measured Acreage	1.78
Avg Farmland Value/Acre	2392
Value of Farmland	\$4,250
Classified Total	\$0
Farm / Classified Value	\$4,300
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$4,300
CAP 3 Value	\$0
Total Value	\$4,300

Data Source Aerial

Collector 05/14/2021 jf

Appraiser 07/26/2021 lp

