

89-02-29-000-103.002-024

General Information

Parcel Number
89-02-29-000-103.002-024

Local Parcel Number
03-29-000-103.020-13

Tax ID:
013-00089-04

Routing Number

Property Class 101
Cash Grain/General Farm

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
0329000

Location Address (1)
12120 BEARD RD
ECONOMY, IN 47339

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2030

BAIM, GREGORY A & REBECCA

Ownership

BAIM, GREGORY A & REBECCA SUE
WILLIAMS, J/T/W/R/S
12120 BEARD RD
ECONOMY, IN 47339

Legal

PT NW SEC 29-18-13 23.0A

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
03/31/2025	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	☐	☐	☐	☐	☐
\$41,200	Land	\$41,200	\$37,900	\$32,700	\$28,700	\$57,700
\$16,600	Land Res (1)	\$16,600	\$14,400	\$13,200	\$13,200	\$13,200
\$24,600	Land Non Res (2)	\$24,600	\$23,500	\$19,500	\$15,500	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$44,500
\$124,500	Improvement	\$124,500	\$110,800	\$103,400	\$106,800	\$95,400
\$124,500	Imp Res (1)	\$124,500	\$110,800	\$81,200	\$82,100	\$75,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$22,200	\$24,700	\$20,100
\$165,700	Total	\$165,700	\$148,700	\$136,100	\$135,500	\$153,100
\$141,100	Total Res (1)	\$141,100	\$125,200	\$94,400	\$95,300	\$88,500
\$24,600	Total Non Res (2)	\$24,600	\$23,500	\$19,500	\$15,500	\$0
\$0	Total Non Res (3)	\$0	\$0	\$22,200	\$24,700	\$64,600

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.000000	1.00	\$16,600	\$16,600	\$16,600	0%	1.0000	100.00	0.00	0.00	\$16,600
4	A	SUC3	0	5.057000	0.68	\$2,390	\$1,625	\$8,218	0%	1.0000	0.00	100.00	0.00	\$8,220
4	A	MNB	0	5.450000	0.89	\$2,390	\$2,127	\$11,592	0%	1.0000	0.00	100.00	0.00	\$11,590
6	A	SUC3	0	2.698000	0.68	\$2,390	\$1,625	\$4,384	-80%	1.0000	0.00	100.00	0.00	\$880
6	A	MNC	0	1.834000	0.81	\$2,390	\$1,936	\$3,551	-80%	1.0000	0.00	100.00	0.00	\$710
6	A	MNB	0	5.329000	0.89	\$2,390	\$2,127	\$11,335	-80%	1.0000	0.00	100.00	0.00	\$2,270
72	A	W	0	1.300000	0.50	\$2,390	\$1,195	\$1,554	-40%	1.0000	0.00	100.00	0.00	\$930
82	A		0	0.332000	1.00	\$2,390	\$2,390	\$793	-100%	1.0000	0.00	100.00	0.00	\$00

12120 BEARD RD

101, Cash Grain/General Farm

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	BAIM, GREGORY A &		CO	/			I

PERRY-135145 (013)/13514

Notes

8/6/2021 Misc: 2022 GENERAL REVALUATION

Land Computations

Calculated Acreage	23.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	23.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.33
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	21.67
Farmland Value	\$24,600
Measured Acreage	21.67
Avg Farmland Value/Acre	1135
Value of Farmland	\$24,590
Classified Total	\$0
Farm / Classified Value	\$24,600
Homesite(s) Value	\$16,600
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$16,600
CAP 2 Value	\$24,600
CAP 3 Value	\$0
Total Value	\$41,200

Collector 05/28/2021 jf

Appraiser 08/06/2021 gw

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

2000 sqft

Make

Floor Finish

☐Earth

☐Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☒Metal

☐Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

2

2

Total

6

10

Accommodations

Bedrooms

2

Living Rooms

1

Dining Rooms

1

Family Rooms

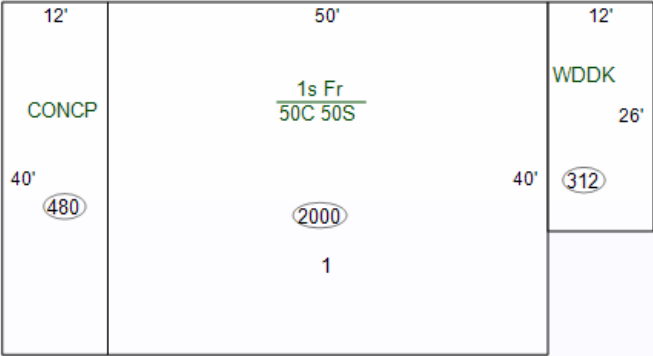
0

Total Rooms

5

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2000	2000	\$166,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1000	0	\$7,600	
Slab		1000	0	\$0	
		Total Base			\$174,200
Adjustments		1 Row Type Adj. x 1.00			\$174,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)			MS:1 MO:1		\$4,500
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)			10 – 5 = 5 x \$800		\$4,000
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$182,700
Sub-Total, 1 Units					
Exterior Features (+)				\$10,000	\$192,700
Garages (+) 0 sqft				\$0	\$192,700
Quality and Design Factor (Grade)					0.80
Location Multiplier					0.85
Replacement Cost					\$131,036

Specialty Plumbing		
Description	Count	Value

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	Wood Fr	D	1995	1995	30	A		0.85		2,000 sqft	\$131,036	28%	\$94,350	0%	100%	1.090	1.000	100.00	0.00	0.00	\$102,800
2: Type 3 Barn	1	T3AW	C	1970	1970	55	A	\$14.15	0.85		50' x 80' x 16'	\$59,158	65%	\$20,710	0%	100%	1.000	1.000	100.00	0.00	0.00	\$20,700
3: Type 3 Barn	1	T30W	C	1970	1970	55	F	\$17.03	0.85		10' x 25' x 6'	\$3,208	70%	\$960	0%	100%	1.000	1.000	100.00	0.00	0.00	\$1,000