

87-09-32-100-001.000-002

General Information

Parcel Number
87-09-32-100-001.000-002

Local Parcel Number
87-09-32-100-001.000-002

Tax ID:

Routing Number
128-001

Property Class 101
Cash Grain/General Farm

Year: 2024

Location Information

County
Warrick

Township
BOON TOWNSHIP

District 002 (Local 010)
BOON TOWNSHIP

School Corp 8130
WARRICK COUNTY

Neighborhood 5002005_AV
BOON TWP MARKET AREA 005_A

Section/Plat

Location Address (1)
4677 HWY 62 W
Boonville, IN 47601

Zoning

Subdivision

Lot

Market Model
5002005_AV - BOON TWP - MARK

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Improving

Printed Friday, April 26, 2024

Review Group 2022

BENNETT, STEVEN A TRUSTEE

Ownership

BENNETT, STEVEN A TRUSTEE OF TRUST
4677 W STATE ROUTE 62
BOONVILLE, IN 47601-8421

Legal

PT NW S32 T5 R8 137.427 A



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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	GenReval
04/14/2024	As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Alternative Cost (	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☒	☐
\$280,900	Land	\$280,900	\$246,900	\$199,100	\$160,700	\$159,700
\$38,700	Land Res (1)	\$38,700	\$38,700	\$41,800	\$22,700	\$22,700
\$242,200	Land Non Res (2)	\$242,200	\$208,200	\$157,300	\$138,000	\$137,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$143,900	Improvement	\$143,900	\$141,800	\$156,500	\$123,800	\$117,900
\$118,000	Imp Res (1)	\$118,000	\$113,000	\$129,900	\$102,100	\$97,000
\$25,900	Imp Non Res (2)	\$25,900	\$25,800	\$23,500	\$21,000	\$20,200
\$0	Imp Non Res (3)	\$0	\$3,000	\$3,100	\$700	\$700
\$424,800	Total	\$424,800	\$388,700	\$355,600	\$284,500	\$277,600
\$156,700	Total Res (1)	\$156,700	\$151,700	\$171,700	\$124,800	\$119,700
\$268,100	Total Non Res (2)	\$268,100	\$234,000	\$180,800	\$159,000	\$157,200
\$0	Total Non Res (3)	\$0	\$3,000	\$3,100	\$700	\$700

Land Data (Standard Depth: Res 100', CI 100' 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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1	1.00	\$38.651	\$38,651	\$38,651	0%	1.0000	100.00	0.00	0.00	\$38,650
9	A		0	1	1.00	\$38.651	\$38,651	\$38,651	0%	1.0000	0.00	100.00	0.00	\$38,650
4	A	HOC	0	9.2430	0.64	\$2,280	\$1,459	\$13,486	0%	1.0000	0.00	100.00	0.00	\$13,490
4	A	HOB	0	14.9860	0.89	\$2,280	\$2,029	\$30,407	0%	1.0000	0.00	100.00	0.00	\$30,410
4	A	WM	0	0.9180	1.06	\$2,280	\$2,417	\$2,219	0%	1.0000	0.00	100.00	0.00	\$2,220
4	A	GPD	0	3.2850	0.50	\$2,280	\$1,140	\$3,745	0%	1.0000	0.00	100.00	0.00	\$3,740
4	A	SN	0	24.9770	1.11	\$2,280	\$2,531	\$63,217	0%	1.0000	0.00	100.00	0.00	\$63,220
4	A	HOB	0	18.4020	0.72	\$2,280	\$1,642	\$30,216	0%	1.0000	0.00	100.00	0.00	\$30,220
4	A	WA	0	13.9210	1.15	\$2,280	\$2,622	\$36,501	0%	1.0000	0.00	100.00	0.00	\$36,500
4	A	HOC	0	0.0370	0.81	\$2,280	\$1,847	\$68	0%	1.0000	0.00	100.00	0.00	\$70
5	A	HOB	0	2.7180	0.89	\$2,280	\$2,029	\$5,515	-60%	1.0000	0.00	100.00	0.00	\$2,210
5	A	HOC	0	3.0120	0.64	\$2,280	\$1,459	\$4,395	-60%	1.0000	0.00	100.00	0.00	\$1,760
5	A	GPD	0	0.3310	0.50	\$2,280	\$1,140	\$377	-60%	1.0000	0.00	100.00	0.00	\$150
5	A	HOB	0	0.1100	0.72	\$2,280	\$1,642	\$181	-60%	1.0000	0.00	100.00	0.00	\$70
5	A	SN	0	1.6900	1.11	\$2,280	\$2,531	\$4,277	-60%	1.0000	0.00	100.00	0.00	\$1,710

Data Source External Only Collector 10/22/2018 TYLER Appraiser 11/17/2022 TYLER

4677 HWY 62 W

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/26/2024	BENNETT, STEVEN A	2024R-000576	TD	/		I
01/25/2018	Bennett, Alan G Etal &		Or	2018R-003880		I
01/01/1900	Bennett, Alan G Etal &		WD	/		I

Agricultural

101, Cash Grain/General Farm

BOON TWP MARKET ARE 1/4

Notes

9/21/2021 CHANGEFINDER: Removed old Utility Shed and replaced with the new Utility Shed (16*13) Per changefinder--SH

1/9/2019 SPLIT: Split 6A to 87-09-32-100-108.000-003 per Annexation ordinance 2017-18 recorded under 2018R-003880 for 19/20. MS 1/9/19

11/23/2015 TR16: per Jon's Land Size Comparison Report this parcel was measuring as 140.326A when it is 143.427A. MS 11/23/15

1/24/2013 TR13: Changed 2nd Homesite from 3% to 2% per Allocation Review Reports. MS 1/24/13

2/14/2011 TR11: Changed property class 100 to 101. Changed dwelling condition AV to F and changed utility shed condition AV to P on res #1. ts 2-14-11

2/6/2009 TR09: Moved homesites and improvements from 87-09-32-100-003.000-002 & 87-09-32-200-006.000-002 to this parcel. BJS 2-6-09

2/19/2004 REMOVED: REMOVED: REMOVAL FILED TO REMOVE WOOD DECK FROM THE SIDE OF THE HOUSE. MS 2-19-04

2/19/2004 TR07: REMOVAL FILED TO REMOVE WOOD DECK FROM THE SIDE OF THE HOUSE. MS 2-19-04

12/30/2002 ChID: Previous parcel_id: 010-3258-0010

3/6/2000 SPLIT: SPLIT TO 1A TO 010-3258-0960, .289A TO 010-3258-0970 AND .34A TO 010-3258-0980 BH 3-6-00.

Land Computations

Calculated Acreage	137.43
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	137.43
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	2.00
91/92 Acres	0.00
Total Acres Farmland	135.43
Farmland Value	\$203,570
Measured Acreage	135.43
Avg Farmland Value/Acre	1503
Value of Farmland	\$203,550
Classified Total	\$0
Farm / Classified Value	\$203,600
Homesite(s) Value	\$77,300
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$38,700
CAP 2 Value	\$242,200
CAP 3 Value	\$0
Total Value	\$280,900

Land Data (Standard Depth: Res 100', CI 100' 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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
5	A	W	0	0.1470	0.50	\$2,280	\$1,140	\$168	-60%	1.0000	0.00	100.00	0.00	\$70
6	A	GPD	0	1.0650	0.50	\$2,280	\$1,140	\$1,214	-80%	1.0000	0.00	100.00	0.00	\$240
6	A	WM	0	0.0370	1.06	\$2,280	\$2,417	\$89	-80%	1.0000	0.00	100.00	0.00	\$20
6	A	ZAC3	0	1.0280	0.55	\$2,280	\$1,254	\$1,289	-80%	1.0000	0.00	100.00	0.00	\$260
6	A	HOB	0	14.1780	0.89	\$2,280	\$2,029	\$28,767	-80%	1.0000	0.00	100.00	0.00	\$5,750
6	A	SN	0	5.8400	1.11	\$2,280	\$2,531	\$14,781	-80%	1.0000	0.00	100.00	0.00	\$2,960
6	A	W	0	0.1100	0.50	\$2,280	\$1,140	\$125	-80%	1.0000	0.00	100.00	0.00	\$30
6	A	HOC	0	1.7260	0.64	\$2,280	\$1,459	\$2,518	-80%	1.0000	0.00	100.00	0.00	\$500
6	A	HOB	0	3.0850	0.72	\$2,280	\$1,642	\$5,066	-80%	1.0000	0.00	100.00	0.00	\$1,010
6	A	ORD	0	1.1750	0.68	\$2,280	\$1,550	\$1,821	-80%	1.0000	0.00	100.00	0.00	\$360
6	A	HOC	0	3.1220	0.81	\$2,280	\$1,847	\$5,766	-80%	1.0000	0.00	100.00	0.00	\$1,150
6	A	WA	0	9.9540	1.15	\$2,280	\$2,622	\$26,099	-80%	1.0000	0.00	100.00	0.00	\$5,220
72	A	WTR	0	0.0730	0.50	\$2,280	\$1,140	\$83	-40%	1.0000	0.00	100.00	0.00	\$50
72	A	WTR	0	0.2570	0.50	\$2,280	\$1,140	\$293	-40%	1.0000	0.00	100.00	0.00	\$180

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

RES - 10 - 1 Lvl 0 - 10

Finished Area

696 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

☐ Wood Shingle

☐ Slate

☐ Tile

☐ Other

Exterior Features

Description

Area

Value

Porch, Open Frame

108

\$4,900

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

2

0

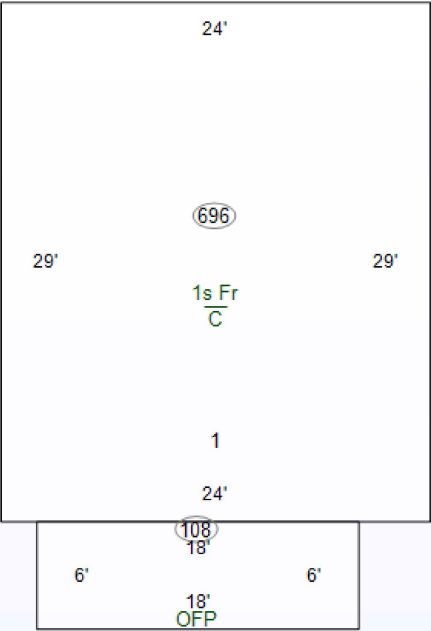
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4

Heat Type

Central Warm Air



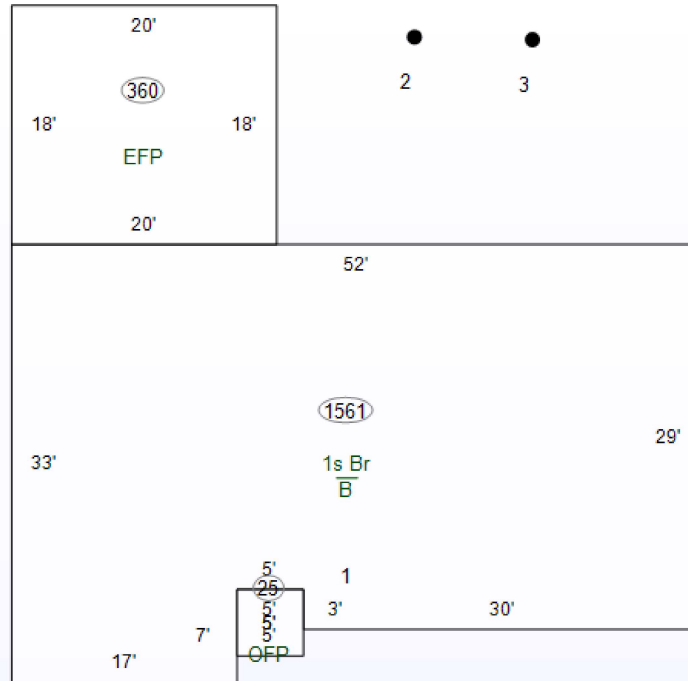
Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	696	696	\$62,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		696	0	\$5,100	
Slab					
		Total Base			\$67,300
Adjustments		1 Row Type Adj. x 1.00			\$67,300
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$67,300
Sub-Total, 1 Units					
Exterior Features (+)				\$4,900	\$72,200
Garages (+) 0 sqft				\$0	\$72,200
Quality and Design Factor (Grade)					0.80
Location Multiplier					0.93
Replacement Cost					\$53,717

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: Single-Family R 01	1	Wood Fr	D	1941	1941	83	F		0.93		696 sqft	\$53,717	65%	\$18,800	0%	100%	1.000	1.380	0.00	100.00	0.00	\$25,900
2: Utility Shed 16*13	1		D	2019	2019	5	A	\$20.44	0.93	\$15.21	13'x16'	\$3,163	20%	\$2,530	0%	100%	1.000	0.900	100.00	0.00	0.00	\$2,300

Description	Area	Value
Porch, Open Frame	25	\$2,700
Porch, Enclosed Frame	360	\$15,000

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Replacement Cost	\$159,123
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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: Single-Family R 02	1	Brick	C	1962	1962	62	A		0.93		3,122 sqft	\$159,123	42%	\$92,290	0%	100%	1.000	1.150	100.00	0.00	0.00	\$106,100
2: Detached Garage R 02	1	Wood Fr	D	1971	1971	53	A	\$26.79	0.93	\$19.93	27'x34'	\$18,297	45%	\$10,060	0%	100%	1.000	0.900	100.00	0.00	0.00	\$9,100
3: Lean-To R 02	1	Earth Flo	D	1971	1971	53	F	\$4.69	0.93		14'x34' x 8'	\$1,661	70%	\$500	0%	100%	1.000	0.900	100.00	0.00	0.00	\$500