

87-09-03-201-001.000-002

General Information

Parcel Number
87-09-03-201-001.000-002

Local Parcel Number
010-7069-0001

Tax ID:

Routing Number
310-001

Property Class 100
Vacant Land

Year: 2024

Location Information

County
Warrick

Township
BOON TOWNSHIP

District 002 (Local 010)
BOON TOWNSHIP

School Corp 8130
WARRICK COUNTY

Neighborhood 5002002_AV
BOON TWP MARKET AREA 002_A

Section/Plat

Location Address (1)
5611 STATE RD 61 N
BOONVILLE, IN 47601

Zoning

Subdivision

Lot

Market Model
5002002_AV - BOON TWP - MARK

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

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 Parcel 1 Greenbriar Minor Sub 76.72 A NOT AN APPROVED BUILDING SITE



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	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	☐	☐	☐	☒	☐
\$85,800	Land	\$85,800	\$71,600	\$56,500	\$48,600	\$48,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$85,800	Land Non Res (2)	\$85,800	\$71,600	\$56,500	\$48,600	\$48,200
\$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
\$85,800	Total	\$85,800	\$71,600	\$56,500	\$48,600	\$48,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$85,800	Total Non Res (2)	\$85,800	\$71,600	\$56,500	\$48,600	\$48,200
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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
4	A	HOB	0	14.1503	0.89	\$2,280	\$2,029	\$28,711	0%	1.0000	0.00	100.00	0.00	\$28,710
4	A	HOB	0	0.5559	0.72	\$2,280	\$1,642	\$913	0%	1.0000	0.00	100.00	0.00	\$910
4	A	HOC	0	7.8893	0.64	\$2,280	\$1,459	\$11,510	0%	1.0000	0.00	100.00	0.00	\$11,510
4	A	SN	0	4.1559	1.11	\$2,280	\$2,531	\$10,519	0%	1.0000	0.00	100.00	0.00	\$10,520
4	A	ZAC3	0	10.9486	0.55	\$2,280	\$1,254	\$13,730	0%	1.0000	0.00	100.00	0.00	\$13,730
4	A	HOB	0	0.0515	0.89	\$2,280	\$2,029	\$104	0%	1.0000	0.00	100.00	0.00	\$100
4	A	ZAC3	0	0.1489	0.55	\$2,280	\$1,254	\$187	0%	1.0000	0.00	100.00	0.00	\$190
5	A	HOB	0	6.0278	0.89	\$2,280	\$2,029	\$12,230	-60%	1.0000	0.00	100.00	0.00	\$4,890
5	A	HOB	0	0.2022	0.72	\$2,280	\$1,642	\$332	-60%	1.0000	0.00	100.00	0.00	\$130
5	A	HOC	0	3.4879	0.64	\$2,280	\$1,459	\$5,089	-60%	1.0000	0.00	100.00	0.00	\$2,040
5	A	SN	0	1.8514	1.11	\$2,280	\$2,531	\$4,686	-60%	1.0000	0.00	100.00	0.00	\$1,870
5	A	W	0	0.4054	0.50	\$2,280	\$1,140	\$462	-60%	1.0000	0.00	100.00	0.00	\$180
5	A	ZAC3	0	3.1814	0.55	\$2,280	\$1,254	\$3,989	-60%	1.0000	0.00	100.00	0.00	\$1,600
6	A	HOA	0	0.2942	0.89	\$2,280	\$2,029	\$597	-80%	1.0000	0.00	100.00	0.00	\$120
6	A	HOB	0	6.7749	0.89	\$2,280	\$2,029	\$13,746	-80%	1.0000	0.00	100.00	0.00	\$2,750

Data Source External Only Collector 08/20/2018 TYLER Appraiser 10/18/2022 TYLER

5611 STATE RD 61 N

100, Vacant Land

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/13/2023	BENNETT, STEVEN A	2023R-008804	TA	/		I
12/12/2023	BENNETT, ALAN G	2023R-008803	AE	/		I
09/28/2015	Bennett, Patricia Ann		Wa	2015R-/008454	\$141,667	I
09/28/2015	MEIER, RONALD A &		Wa	2015R-/008453	\$141,667	I
09/28/2015	ROBINSON, KAREN		Pe	2015R-/008452	\$141,667	I
01/01/1900	Robinson, Karen M &		WD	/		I

Agricultural

BOON TWP MARKET ARE 1/2

Notes

6/8/2018 COE: FORM 133 16/17, 17/18, 18/19
Removed all bldgs per aerial & taxpayer 2016 & forward. kdh
06/08/18

7/30/2012 TR13: Removed T3AW 52x49. Changed all improvements condition to VP. ts 7-30-12

3/16/2010 TR10: Changed property class 100 to 199. Changed barn grade D+2 to D. ts 3-16-10

7/29/2000 ChID: Previous parcel_id: 010-7069-0001
ADD GIS # 87-09-02-104-001.000-002

Land Computations

Calculated Acreage	76.17
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	76.72
81 Legal Drain NV	0.00
82 Public Roads NV	1.24
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	75.48
Farmland Value	\$85,210
Measured Acreage	74.93
Avg Farmland Value/Acre	1137
Value of Farmland	\$85,820
Classified Total	\$0
Farm / Classified Value	\$85,800
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$85,800
CAP 3 Value	\$0
Total Value	\$85,800

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
6	A	HOB	0	1.1385	0.72	\$2,280	\$1,642	\$1,869	-80%	1.0000	0.00	100.00	0.00	\$370
6	A	HOC	0	1.1899	0.64	\$2,280	\$1,459	\$1,736	-80%	1.0000	0.00	100.00	0.00	\$350
6	A	SN	0	2.5000	1.11	\$2,280	\$2,531	\$6,328	-80%	1.0000	0.00	100.00	0.00	\$1,270
6	A	ZAC3	0	7.9653	0.55	\$2,280	\$1,254	\$9,988	-80%	1.0000	0.00	100.00	0.00	\$2,000
71	A	HOB	0	0.8673	0.89	\$2,280	\$2,029	\$1,760	-40%	1.0000	0.00	100.00	0.00	\$1,060
71	A	HOC	0	0.3539	0.64	\$2,280	\$1,459	\$516	-40%	1.0000	0.00	100.00	0.00	\$310
71	A	SN	0	0.0753	1.11	\$2,280	\$2,531	\$191	-40%	1.0000	0.00	100.00	0.00	\$110
72	A	HOB	0	0.1728	0.50	\$2,280	\$1,140	\$197	-40%	1.0000	0.00	100.00	0.00	\$120
72	A	W	0	0.0007	0.50	\$2,280	\$1,140	\$01	-40%	1.0000	0.00	100.00	0.00	\$00
72	A	ZAC3	0	0.5376	0.50	\$2,280	\$1,140	\$613	-40%	1.0000	0.00	100.00	0.00	\$370
82	A	BA	0	1.2388	0.98	\$2,280	\$2,234	\$2,767	-100%	1.0000	0.00	100.00	0.00	\$00