

26-22-15-400-000.660-024

General Information

Parcel Number
26-22-15-400-000.660-024

Local Parcel Number
22-15-405

Tax ID:

Routing Number
14-29

Property Class 101
Cash Grain/General Farm

Year: 2023

Location Information

County
Gibson

Township
JOHNSON TOWNSHIP

District 024 (Local 024)
JOHNSON TOWNSHIP

School Corp 2765
SOUTH GIBSON

Neighborhood 940111-024
Johnson White (Sectional)

Section/Plat
15

Location Address (1)
2622 W 1300 S
HAUBSTADT, IN 47639

Zoning

Subdivision

Lot

Market Model
940111-024 - Residential

Characteristics

Topography
Level

Public Utilities
Water, Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Thursday, December 28, 2023

Review Group
2023

Parker, Kimbra D

Ownership

Parker, Kimbra D
Kent A Mann/Kevin Mann/Kirk D Mann
4640 Huntington PL
EVANSVILLE, IN 47725

Legal

PTE SE 15 4 11 20.7687 AC

Barcode

Agricultural

2622 W 1300 S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/31/2019	Parker, Kimbra D	2018-5005	TD	2018/5005	\$0	I
03/29/2010	Mann, Arvin C Life Est	10-1411	WD	/	\$0	I
04/02/2009	Mann, Arvin C		QC	09/1609	\$0	I
03/15/2000	MANN ARVIN C/YVO		WD	/	\$0	I
03/15/2000	.0284 TO SHELBY/ALI		WD	00/01682	\$0	I
01/01/1900	.0284 FROM SHELBY/		WD	/	\$0	I

101, Cash Grain/General Farm

Notes

7/27/2022 23 P 24 RE:: Dwell Eff Yr: 1956 to 1970

9/27/2018 19 P 20 RE:: No change

11/3/2014 Print:: 13 P 14: ADDED 1995 T3AW
15 P 16 RE: ADD 1/2 BA

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
06/26/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	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	☐	☐	☒	☒	☒
\$39,700	Land	\$39,700	\$35,100	\$32,700	\$32,600	\$35,900
\$18,000	Land Res (1)	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
\$21,700	Land Non Res (2)	\$21,700	\$17,100	\$14,700	\$14,600	\$17,900
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$124,900	Improvement	\$124,900	\$143,300	\$126,900	\$115,200	\$119,200
\$113,300	Imp Res (1)	\$113,300	\$130,800	\$117,300	\$105,600	\$108,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$11,600	Imp Non Res (3)	\$11,600	\$12,500	\$9,600	\$9,600	\$10,900
\$164,600	Total	\$164,600	\$178,400	\$159,600	\$147,800	\$155,100
\$131,300	Total Res (1)	\$131,300	\$148,800	\$135,300	\$123,600	\$126,300
\$21,700	Total Non Res (2)	\$21,700	\$17,100	\$14,700	\$14,600	\$17,900
\$11,600	Total Non Res (3)	\$11,600	\$12,500	\$9,600	\$9,600	\$10,900

Land Data (Standard Depth: Res 120', CI 120' 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. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$18,000	\$18,000	\$18,000	0%	100%	1.0000	\$18,000
4	A	ALB2	0	3.5500	1.02	\$1,900	\$1,938	\$6,880	0%	0%	1.0000	\$6,880
4	A	ALC3	0	4.2187	0.89	\$1,900	\$1,691	\$7,134	0%	0%	1.0000	\$7,130
4	A	ALC2	0	2.6400	0.94	\$1,900	\$1,786	\$4,715	0%	0%	1.0000	\$4,720
6	A	ALC2	0	1.2200	0.94	\$1,900	\$1,786	\$2,179	-80%	0%	1.0000	\$440
6	A	ALD3	0	1.9300	0.77	\$1,900	\$1,463	\$2,824	-80%	0%	1.0000	\$560
6	A	TAE	0	2.8700	0.64	\$1,900	\$1,216	\$3,490	-80%	0%	1.0000	\$700
6	A	ALB3	0	1.5900	0.98	\$1,900	\$1,862	\$2,961	-80%	0%	1.0000	\$590
6	A	WA	0	1.1900	1.15	\$1,900	\$2,185	\$2,600	-80%	0%	1.0000	\$520
72	A	ALB2	0	0.3400	0.50	\$1,900	\$950	\$323	-40%	0%	1.0000	\$190
82	A	AD	0	0.2200	0.85	\$1,900	\$1,615	\$355	-100%	0%	1.0000	\$00

Johnson White (Sectional)

1/2

Land Computations

Calculated Acreage
20.77

Actual Frontage
0

Developer Discount
☐

Parcel Acreage
20.77

81 Legal Drain NV
0.00

82 Public Roads NV
0.22

83 UT Towers NV
0.00

9 Homesite
1.00

91/92 Acres
0.00

Total Acres Farmland
19.55

Farmland Value
\$21,730

Measured Acreage
19.55

Avg Farmland Value/Acre
1112

Value of Farmland
\$21,740

Classified Total
\$0

Farm / Classified Value
\$21,700

Homesite(s) Value
\$18,000

91/92 Value
\$0

Supp. Page Land Value

CAP 1 Value
\$18,000

CAP 2 Value
\$21,700

CAP 3 Value
\$0

Total Value
\$39,700

Data Source
N/A

Collector

Appraiser
07/14/2022
Diane

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

1950-1959

Finished Area

1279 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☒ Slab

☐ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☒ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

7

Accommodations

Bedrooms

2

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

5

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

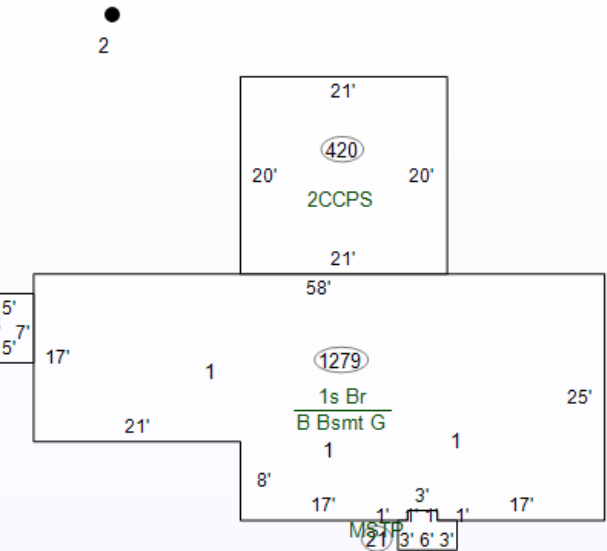
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Stoop, Masonry	35	\$1,500
Stoop, Masonry	21	\$1,500



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1279	1279	\$102,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1279	0	\$31,100	
Crawl					
Slab					

	Total Base	\$133,900
Adjustments	1 Row Type Adj. x 1.00	\$133,900
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:922	\$11,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1279	\$3,300
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$154,300
	Sub-Total, 1 Units	
Exterior Features (+)	\$3,000	\$157,300
Garages (+) 620 sqft	\$7,300	\$164,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.93
	Replacement Cost	\$153,078

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 01	100%	1	Brick	C	1956	1970	53 A		0.93		2,558 sqft	\$153,078	40%	\$91,850	0%	100%	1.370	0.9000	\$113,300
2: Barn, Pole (T3) R 01	0%	1	T31SO	E	1978	1978	45 P	\$18.03	0.93		20' x 40' x 10'	\$4,017	75%	\$1,000	0%	100%	1.000	1.0000	\$1,000
3: Barn, Pole (T3) R 01	0%	1	T3AW	D	1978	1978	45 A	\$15.20	0.93		42' x 72' x 15'	\$26,427	60%	\$10,570	0%	100%	1.000	1.0000	\$10,600