

82-01-22-001-009.012-017

General Information

Parcel Number  
82-01-22-001-009.012-017

Local Parcel Number  
01-010-01-009-012

Tax ID:

Routing Number  
1-9-12

Property Class 199  
Other Agricultural Use

Year: 2024

Location Information

County  
Vanderburgh

Township  
ARMSTRONG TOWNSHIP

District 017 (Local 001)  
ARMSTRONG

School Corp 7995  
EVANSVILLE-VANDERBURGH

Neighborhood 101201-017  
ARMSTRONG 101201

Section/Plat

Location Address (1)  
MANN RD  
HAUBSTADT, IN 47639

Zoning

Subdivision

Lot

Market Model  
101201-017 - Residential

Characteristics

Topography  
Level

Public Utilities  
Electricity

Streets or Roads  
Unpaved

Neighborhood Life Cycle Stage  
Other

Printed  
Sunday, April 21, 2024

Review Group  
2026

PARKER, KIMBRA D & MANN, K

Ownership

PARKER, KIMBRA D & MANN, KENT & MANN, KEVIN & MANN, KIRK D  
4640 HUNTINGTON PL  
EVANSVILLE, IN 47725

Legal

PT. SE SE 21-4-11

MANN RD

Transfer of Ownership

| Date       | Owner              | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|--------------------|--------|------|-----------|----------------|-----|
| 12/13/2018 | PARKER, KIMBRA D   | EFILE  | TD   | 18/27539  |                | I   |
| 03/26/2010 | MANN, ARVIN C TRU  |        | WD   | 10/6405   |                | I   |
| 03/31/2009 | MANN ARVIN C       |        | WD   | 09/7785   |                | I   |
| 04/08/1971 | MANN ARVIN C. & YV | 0      | WD   | v555/p307 |                | I   |

199, Other Agricultural Use

Agricultural

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                       | AA                                  |
| 03/08/2024       | As Of Date          | 04/12/2024               | 04/14/2023               | 04/14/2022               | 04/09/2021               | 05/01/2020                          |
| 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     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| \$97,100         | Land                | \$97,100                 | \$80,900                 | \$63,900                 | \$54,900                 | \$54,500                            |
| \$0              | Land Res (1)        | \$0                      | \$0                      | \$0                      | \$0                      | \$0                                 |
| \$97,100         | Land Non Res (2)    | \$97,100                 | \$80,900                 | \$63,900                 | \$54,900                 | \$54,500                            |
| \$0              | Land Non Res (3)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                                 |
| \$17,400         | Improvement         | \$17,400                 | \$17,400                 | \$18,600                 | \$14,800                 | \$14,800                            |
| \$0              | Imp Res (1)         | \$0                      | \$0                      | \$0                      | \$0                      | \$0                                 |
| \$17,400         | Imp Non Res (2)     | \$17,400                 | \$0                      | \$0                      | \$0                      | \$0                                 |
| \$0              | Imp Non Res (3)     | \$0                      | \$17,400                 | \$18,600                 | \$14,800                 | \$14,800                            |
| \$114,500        | Total               | \$114,500                | \$98,300                 | \$82,500                 | \$69,700                 | \$69,300                            |
| \$0              | Total Res (1)       | \$0                      | \$0                      | \$0                      | \$0                      | \$0                                 |
| \$114,500        | Total Non Res (2)   | \$114,500                | \$80,900                 | \$63,900                 | \$54,900                 | \$54,500                            |
| \$0              | Total Non Res (3)   | \$0                      | \$17,400                 | \$18,600                 | \$14,800                 | \$14,800                            |

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200", CI 100' X 200')

| 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              | RS      | 0          | 1.4000  | 1.15   | \$2,280 | \$2,622   | \$3,671    | 0%      | 1.0000        | 0.00  | 100.00 | 0.00  | \$3,670  |
| 4         | A              | WA      | 0          | 4.3000  | 1.15   | \$2,280 | \$2,622   | \$11,275   | 0%      | 1.0000        | 0.00  | 100.00 | 0.00  | \$11,270 |
| 4         | A              | IOB2    | 0          | 6.5000  | 1.02   | \$2,280 | \$2,326   | \$15,119   | 0%      | 1.0000        | 0.00  | 100.00 | 0.00  | \$15,120 |
| 4         | A              | PA      | 0          | 11.9000 | 1.28   | \$2,280 | \$2,918   | \$34,724   | 0%      | 1.0000        | 0.00  | 100.00 | 0.00  | \$34,720 |
| 4         | A              | EV      | 0          | 1.4000  | 1.23   | \$2,280 | \$2,804   | \$3,926    | 0%      | 1.0000        | 0.00  | 100.00 | 0.00  | \$3,930  |
| 4         | A              | HOC     | 0          | 5.4000  | 0.64   | \$2,280 | \$1,459   | \$7,879    | 0%      | 1.0000        | 0.00  | 100.00 | 0.00  | \$7,880  |
| 4         | A              | HOB     | 0          | 4.3000  | 0.81   | \$2,280 | \$1,847   | \$7,942    | 0%      | 1.0000        | 0.00  | 100.00 | 0.00  | \$7,940  |
| 4         | A              | RA      | 0          | 4.3000  | 1.28   | \$2,280 | \$2,918   | \$12,547   | 0%      | 1.0000        | 0.00  | 100.00 | 0.00  | \$12,550 |

ARMSTRONG 101201/1012

Notes

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 39.50                    |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 39.50                    |
| 81 Legal Drain NV       | 0.00                     |
| 82 Public Roads NV      | 0.00                     |
| 83 UT Towers NV         | 0.00                     |
| 9 Homesite              | 0.00                     |
| 91/92 Acres             | 0.00                     |
| Total Acres Farmland    | 39.50                    |
| Farmland Value          | \$97,080                 |
| Measured Acreage        | 39.50                    |
| Avg Farmland Value/Acre | 2458                     |
| Value of Farmland       | \$97,090                 |
| Classified Total        | \$0                      |
| Farm / Classified Value | \$97,100                 |
| Homesite(s) Value       | \$0                      |
| 91/92 Value             | \$0                      |
| Supp. Page Land Value   |                          |
| CAP 1 Value             | \$0                      |
| CAP 2 Value             | \$97,100                 |
| CAP 3 Value             | \$0                      |
| Total Value             | \$97,100                 |

Collector 08/10/2021

KDenton

Appraiser 08/10/2021

KDenton

General Information

OccupancyBarn, Bank & Flat (T2)

DescriptionBarn, Bank & Flat (T2)

Story Height0

StyleN/A

Finished Area

Make

Floor Finish

☐Earth

☐Tile

☐Slab

☐Carpet

☐Sub & Joist

☐Unfinished

☐Wood

☐Other

☐Parquet

Wall Finish

☐Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

Roofing

☐Built-Up

☐Metal

☐Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description

Area

Value

Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |

Cost Ladder

Floor Constr

Base

Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Adjustments

Row Type Adj.

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

\$0

Sub-Total, 1 Units

Exterior Features (+)

\$0

\$0

Garages (+) 0 sqft

\$0

\$0

Quality and Design Factor (Grade)

Location Multiplier

0.93

Replacement Cost

\$50,833

| Summary of Improvements     |              |             |       |            |          |         |       |           |      |          |                 |          |          |               |         |      |       |       |       |        |       |              |
|-----------------------------|--------------|-------------|-------|------------|----------|---------|-------|-----------|------|----------|-----------------|----------|----------|---------------|---------|------|-------|-------|-------|--------|-------|--------------|
| Description                 | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | Co 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: Barn, Bank & Flat (T2) R | 1            |             | D     | 1922       | 1922     | 102     | P     | \$32.54   | 0.93 |          | 70' x 36' x 14' | \$50,833 | 80%      | \$10,170      | 0%      | 100% | 1.000 | 1.000 | 0.00  | 100.00 | 0.00  | \$10,200     |
| 2: Barn, Pole (T3) R 01     | 1            | T31SO       | C     | 1992       | 1992     | 32      | A     | \$16.52   | 0.93 |          | 37' x 32' x 12' | \$14,376 | 50%      | \$7,190       | 0%      | 100% | 1.000 | 1.000 | 0.00  | 100.00 | 0.00  | \$7,200      |