

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
74-12-11-100-010.000-006

Parent Parcel Number

Property Address
CR 850 N

Neighborhood
5006001 A Grass Township

Property Class
199 Other Agricultural Use

OWNERSHIP

M.D. Nichols Revocable Trust, Dated April 3, 2009
3476 W County Road 50 N
ROCKPORT, IN 47635

SW NE SEC11 T6 R7 40.0000 A.

Tax ID 74-12-11-100-010.000-006

TRANSFER OF OWNERSHIP

Date	Transfer From	Book/Page-Document	Consideration
11/13/2020	Nichols, M.D. Trust U/T/A	Bk: 2020R - Pg: 03976	\$0.00
05/08/2009	NICHOLS MICHAEL D & MARY LEANNE	DOC: 2009R01803	\$0.00

Printed 4/16/2026

AGRICULTURAL

VALUATION RECORD

Assessment Year		01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022	01/01/2023	01/01/2024
Reason For Change	19- Annual Adju	19- Annual Adju	19- Annual Adju	09- General Rev	19- Annual Adju	19- Annual Adju	19- Annual Adju	19- Annual Adju	19- Annual Adju
VALUATION	L	55700	48400	46900	38500	41900	48800	61800	74100
Appraised Value	B	6400	6600	6600	7000	6500	7800	7400	7400
	T	62100	55000	53500	45500	48400	56600	69200	81500
VALUATION	L	55700	48400	46900	38500	41900	48800	61800	74100
True Tax Value	B	6400	6600	6600	7000	6500	7800	7400	7400
	T	62100	55000	53500	45500	48400	56600	69200	81500

Site Description

Topography:
Rolling

Public Utilities:
Electric

Street or Road:
Unpaved

Neighborhood:
Static

Zoning:

Legal Acres:
40.0000

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table 120 Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	PUBLIC ROAD/ROW	BA	0.6300		1.00	2280.00	2280.00	1440	0 -100%	0
2	TILLABLE LAND	HE	10.8852			2280.00	2622.00	28540		28540
3	TILLABLE LAND	UNB2	5.1511			2280.00	2234.00	11510		11510
4	TILLABLE LAND	UNB3	3.6329			2280.00	2143.00	7790		7790
5	TILLABLE LAND	UNC3	9.0031			2280.00	1938.00	17450		17450
6	WOODLAND	UNB2	1.3246			2280.00	2234.00	2960	0 -80%	600
8	WOODLAND	UNC3	4.1463			2280.00	1938.00	8040	0 -80%	1610
9	WOODLAND	UNB3	0.8765			2280.00	2143.00	1880	0 -80%	380
10	FLOODED OCCASIONALLY	UNC3	3.2607			2280.00	1938.00	6320	A -30%	4430
11	FLOODED OCCASIONALLY	WR	1.0896			2280.00	2417.00	2630	A -30%	1850

Supplemental Cards

TRUE TAX VALUE 74160

FARMLAND COMPUTATIONS

Parcel Acreage	40.0000	Measured Acreage	40.0000
81 Legal Drain NV [-]		Average True Tax Value/Acre	1854
82 Public Roads NV [-]	0.6300	TRUE TAX VALUE FARMLAND	74100
83 UT Towers NV [-]		Classified Land Total	
9 Homesites(s) [-]		Homesite(s) Value	[+]
91/92 Excess Acreage [-]		Excess Acreage Value	[+]
TOTAL ACRES FARMLAND	39.3700	Supplemental Cards	
TRUE TAX VALUE	74160	TOTAL LAND VALUE	74100

IMPROVEMENT DATA

74-12-11-100-010.000-006
CR 850 N

Property Class: 199

03

01

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value		
		01 03	GRBIN GRANARY	18.00 0.00		C D	1976 1900	1976 1900	P VP	24900.00 19.48	N N	22908.00 14.34	1 @ 28 33 X 40	22910 18930	80 85	0 0	100 100	100 100	4600 2800		
		Data Collector/Date				Appraiser/Date				Neighborhood				Supplemental Cards							
		TYLER/7/10/2020				TYLER/1/1/2020				Neigh 5006001 AV				TOTAL IMPROVEMENT VALUE				7400			