

General Information		Ownership		Transfer of Ownership							Notes	
Parcel Number		Ind Toll Rd Commission		Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I		
71-04-27-200-015.000-011		52551 Ash Rd Granger, IN 46530-7226		01/01/1900	Ind Toll Rd Commissio	0	WD	0/0		I		
Local Parcel Number												
006-1012-0153												

Tax ID:

Legal

Sw Cor Ne Ne And N End W Se Ne 3 1/2 Ac Sec 27-38-3e

Routing Number

5-H

Property Class 610

Exempt, State of Indiana

Year: 2025

Location Information

County

St. Joseph

Township

HARRIS TOWNSHIP

District 011 (Local 006)

HARRIS TOWNSHIP

School Corp 7175

PENN-HARRIS-MADISON

Neighborhood 7111118-011

06601

Section/Plat

Location Address (1)

NE COR TOLL RD & FIR RD

GRANGER, IN 46530



Exempt

Valuation Records						
	Assessment Year	2025	2024	2023	2022	2021
	Reason For Change	AA	AA	GenReval	GenReval	GenReval
	As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☐	☐	☐
	Land	\$3,500	\$3,300	\$2,800	\$2,200	\$1,900
	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	Land Non Res (2)	\$3,500	\$3,300	\$0	\$0	\$0
	Land Non Res (3)	\$0	\$0	\$2,800	\$2,200	\$1,900
	Improvement	\$0	\$0	\$0	\$0	\$0
	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
	Total	\$3,500	\$3,300	\$2,800	\$2,200	\$1,900
	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	Total Non Res (2)	\$3,500	\$3,300	\$0	\$0	\$0
	Total Non Res (3)	\$0	\$0	\$2,800	\$2,200	\$1,900

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')															
Zoning	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	TYA	0	0.4052	0.60	\$2,390	\$1,434	\$581	-60%	1.0000	0.00	100.00	0.00	\$230
Subdivision	5	A	TE	0	1.1042	0.68	\$2,390	\$1,625	\$1,794	-60%	1.0000	0.00	100.00	0.00	\$720
	5	A	HO	0	2.3906	1.11	\$2,390	\$2,653	\$6,342	-60%	1.0000	0.00	100.00	0.00	\$2,540
Lot	82	A	AD	0	0.4300	0.85	\$2,390	\$2,032	\$874	-100%	1.0000	0.00	100.00	0.00	\$00

Market Model

7111118-011 - Exempt/Utility

Characteristics

Topography

Flood Hazard

Level

☐

Public Utilities

ERA

Gas, Electricity

☐

Streets or Roads

TIF

Paved

☐

Neighborhood Life Cycle Stage

Static

Printed

Monday, April 14, 2025

Review Group

2024

Data Source

Aerial

Collector

Appraiser

Land Computations	
Calculated Acreage	4.33
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	4.33
81 Legal Drain NV	0.00
82 Public Roads NV	0.43
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	3.90
Farmland Value	\$3,490
Measured Acreage	3.90
Avg Farmland Value/Acre	895
Value of Farmland	\$3,490
Classified Total	\$0
Farm / Classified Value	\$3,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$3,500
CAP 3 Value	\$0
Total Value	\$3,500

