

Appendix J

CONCEPTUAL STAGE RELOCATION STUDY

**U.S. 50 NORTH VERNON BYPASS – EAST
DES. NO. 1173374
CONCEPTUAL STAGE RELOCATION STUDY**

PROJECT DESCRIPTION

The U.S. 50 North Vernon Bypass project involves construction of a highway bypass around the city of North Vernon in Jennings County. Construction on the western half of the project, which consists of a new two-lane road from U.S. 50 northeast to S.R. 3 north of North Vernon, began in March 2012. The approximate length of this roadway is 4.5 miles.

The current project is a proposed extension of the new roadway currently under construction between C.R. 400W and S.R. 3. This extension to the east would run from S.R. 3 on the north side of North Vernon east and south to rejoin existing U.S. 50 east of North Vernon, thus completing a northern bypass of North Vernon. When completed, the project would reduce congestion in and around North Vernon, improve safety, improve accessibility, and meet local and state planning objectives.

The purpose of this project is to resolve four documented transportation problems in the U.S. 50/North Vernon area. Specifically, the project would:

- Reduce congestion along U.S. 50 and S.R. 3/S.R. 7 through and around North Vernon;
- Provide a safer transportation facility for both truck and passenger vehicles through and around North Vernon;
- Provide an efficient transportation link between the existing and growing industrial area on the north side of North Vernon to U.S. 50; and
- Support state and local transportation planning.

METHODOLOGY

The purpose of this Conceptual Stage Relocation Study (CSRS) is to determine the potential effects of relocations of residences and businesses on the community. In situations where the number of relocations is substantial or the availability of replacement property is limited, a project could have an effect on the real estate market in the community. This CSRS utilized

readily available data to identify currently available replacement property comparable to those that would be impacted by the U.S. 50 project's preferred alternative (Alternative 6D).

POTENTIAL DISPLACEMENTS

INDOT has identified Alternative 6D as the preferred alternative for the project. This alternative was selected on the basis of a comprehensive alternatives analysis process that evaluated more than 15 alignment options on the basis of the social, economic, and environmental impacts of each. One element of this evaluation was the potential impact of the project on residential and business properties in the corridor. Alternatives considered during the process impacted as many as 21 residences and 6 businesses. As the alternatives were screened out and the alternatives developed further, the number of relocations was reduced.

When it was selected as the preferred alternative, it was estimated that Alternative 6D would require the relocation of 17 residences and 1 business, which was very comparable to other alternatives still under consideration. Since the selection of as the preferred alternative, the design team has worked to reduce impacts to all resources, including private property. At this time, Alternative 6D is estimated to require the following relocations:

- Residences: 12
- Businesses: 1
- Institutions: 0

All relocation planning for the acquired properties will be completed fairly and equitably in accordance with the *Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970* (Uniform Act), as amended, 49 Code of Federal Regulations (CFR) 24, and Title VI of the Civil Rights Act of 1968.

Residential

Implementation of the U.S. 50 North Vernon Bypass – East would result in the acquisition of twelve residences. A residence was considered to be displaced if either the house was located within the proposed bypass right-of-way or if feasible access to the property could not be maintained post-construction. The residences to be relocated are located on W County Road

250 North, N Base Road, and at the eastern terminus of the bypass on E County Road 175 N and U.S. 50. Ten of the twelve acquisitions are located on N Base Road. These one-story homes were constructed between 1940 and 1992 ranging in values between \$24,000 and \$77,000. The home on W County Road 250 North is a one-story home that was constructed in 1958 and is valued at \$97,500. The one-story home on E County Road 175 N was constructed in 2003 and is valued at \$245,200. The values for all the homes that would be acquired are shown in Table 1.

TABLE 1. VALUES OF RESIDENTIAL ACQUISITIONS

Value Ranges	Number of Residences
\$0 - \$49,999	7
\$50,000 - \$99,999	4
\$100,000 - \$149,999	0
\$150,000 - \$199,999	0
\$200,000 - \$249,999	1

Source: Jennings County Assessor's Office

All twelve of the homes being acquired are one story homes, with the oldest home being constructed in 1940 and the newest home from 2003. All of the homes are constructed of concrete, vinyl, wood shingles, or plywood exterior finishes. See Appendix A for information on each displaced residence. One parcel located on N Base Road has three residences on the one parcel, each with its own address. These are located at 2210, 2213, and 2215 N Base Road. Table 2 provides information on each home being acquired. The information is based on property information obtained through the Jennings County Assessor's Office. See Figure 1 for the location of each home being relocated.

TABLE 2. RESIDENTIAL ACQUISITIONS

Address	Year Constructed	Exterior Finish	Number of Stories
350 W C.R. 250 N	1958	Concrete block	1
2055 N Base Road	1940	Concrete block	1
2075 N Base Road	1992	No info	1
2095 N Base Road	1942	Wood siding	1
2115 N Base Road	1963	Wood/vinyl siding	1
2120 N Base Road	1976	Concrete block	1
2135 N Base Road	1942	Wood siding	1
2140 N Base Road	1976	Vinyl siding	1
2210 N Base Road	1977	Wood siding	1
2213 N Base Road	1955	Wood siding	1
2215 N Base Road	1980	Manufactured home	1
480 E C.R. 175 N	2003	Masonry/wood siding	1

Source: Jennings County Assessor's Office

Business

One business would be acquired as a result of the U.S. 50 North Vernon Bypass. The business is located on a 1.2 acre parcel on N. Base Road and access to the property would not be maintained following construction. The business, Bill Barlow Wholesale, is a wholesale used car company. Based on discussions with the owner, it is estimated the business employs 2-3 persons. See Figure 1 for the location of the business that is being relocated.

AVAILABLE REPLACEMENT HOUSING

Available housing information was obtained from two websites, www.realtor.com and www.zillow.com. These sites were used to search for available homes for sale in zip code 47265 and 47223. These zip codes cover a large portion of Jennings County, encompassing both North Vernon and Butlerville, for a total of 249 square miles. The websites provided information for the available homes including price, number of bedrooms, bathrooms, year built, etc. The search resulted in a total of 128 homes for sale ranging in price from \$6,900 to

\$499,900. The search results did not include homes for sale by owner. Table 3 summarizes the available replacement housing by price and number of bedrooms.

TABLE 3. AVAILABLE REPLACEMENT HOUSING

Bedrooms	\$0-\$50K	\$50-\$100K	\$100-\$150K	\$150-\$200K	\$200-\$250K	\$250K+
1 bedroom	2	1	0	0	0	0
2 bedrooms	7	12	1	0	0	0
3 bedrooms	12	33	16	5	5	1
4 bedrooms	2	10	10	3	0	3
5 bedrooms	0	1	0	1	0	1
<i>TOTAL</i>	<i>23</i>	<i>57</i>	<i>27</i>	<i>9</i>	<i>5</i>	<i>5</i>

Sources: www.realtor.com, www.zillow.com

Eleven of the residences being acquired are valued at under \$100,000; the remaining residence is valued between \$200,000 and \$250,000. There are 80 homes for sale in the North Vernon area for \$100,000 or less, with the majority having three bedrooms, and there are 19 homes for sale priced at \$150,000 and higher. There is adequate available replacement housing for the twelve relocations.

AVAILABLE COMMERCIAL PROPERTY

The one business that would be relocated as a result of the project has, based on conversations with the owner, already moved to another location. This business was able to find a suitable replacement commercial property within the North Vernon area.

NEIGHBORHOODS

Land use throughout the corridor is predominately agricultural with a few scattered businesses and homes. The homes that are being acquired are not located in within a traditional neighborhood; however, the homes located along N Base Road are located in close proximity that may create a sense of community or neighborhood amongst the residents. All the homes at the north end of N Base Road would be acquired starting with the residence at 2055 N Base

Road. The homes south of 2055 N Base Road would remain, leaving a portion of the residential cluster intact.

The other two homes at 350 W C.R. 250 N and 480 E C.R. 175 that would be acquired are located on larger parcels, five acres and just over four acres, respectively. These homes are more isolated and are not located in a neighborhood or cluster of other homes.

UNIQUE RELOCATION SITUATIONS

Environmental Justice populations, which are low income or minority populations, have been identified within the project area. However, based on an analysis Census data, the project would not result in a disproportionately high or adverse effect on either minority or low-income populations.

To date, no unique relocation situations are known or anticipated. As the acquisition/relocation process begins, a relocation agent will meet with each resident to identify any such situations. As noted above, all acquisitions and relocations will be made in compliance with the Uniform Act and special advisory services will be made available.

MITIGATION

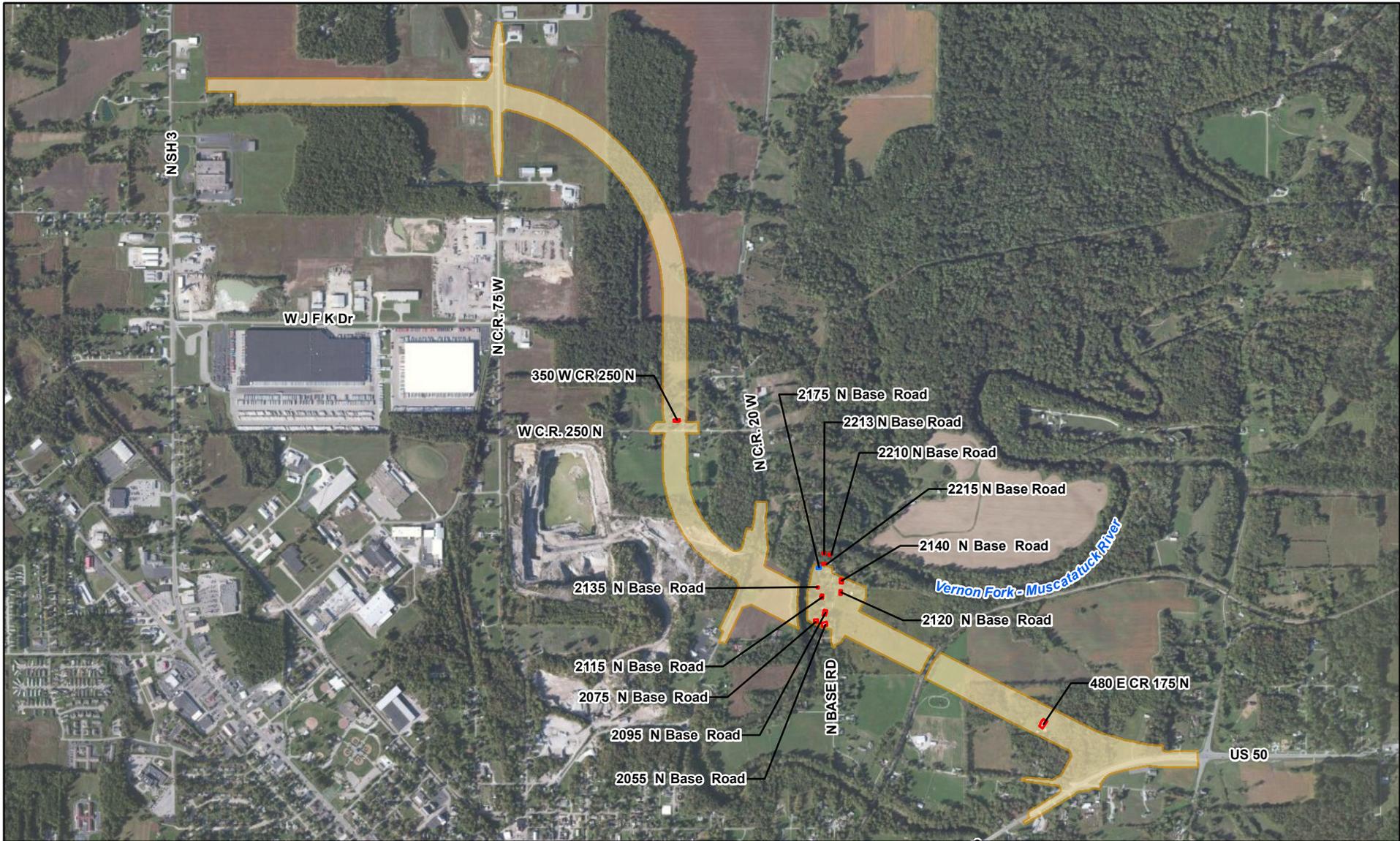
Fair, consistent, and equitable treatment will be provided to all persons displaced as a result of the U.S. 50 North Vernon Bypass. All residents displaced would be offered relocation services in compliance with the Uniform Act.

Relocation resources and relocation assistance advisory services would be available to all residential or nonresidential displacements without regard to race, creed, color, national origin, or economic status, as required by Title VI of the *Civil Rights Act of 1964 (42 U.S.C 2000d et seq.)*, Title VIII of the *Civil Rights Act of 1968 (42 U.S.C 3601 et seq.)*, and *Executive Order 11063 (27 FR 11527, November 24, 1962)*. And, in accordance with *Environmental Justice Executive Order 12898*, it is anticipated the project would not have a disproportionately high and adverse effect on minority or low-income populations.

All acquisitions and relocations required by this project would be completed in accordance with the Uniform Act, as amended, 49 CFR 24, and Title VI of the Civil Rights Act of 1964. No person displaced by this project would be required to move from a displaced dwelling unless comparable replacement housing is available to that person. INDOT would take required actions to ensure fair and equitable treatment of persons displaced as a result of this project up to and including providing replacement housing of last resort as defined in 49 CFR 24.404. Relocation resources for this project are available to residential and business relocatees without discrimination. At the time right-of-way is acquired, a relocation agent would be assigned to this project to ascertain the needs and desires of the potentially displaced persons to provide information, answer questions, give help in finding replacement property, and issue last resort housing payments, if needed. Advisory services would be made available to farms and businesses, with the aim of minimizing the economic harm to those businesses and farm establishments.

There are no unique relocation situations that are known at this time. If a displaced resident cannot be relocated due to the unavailability of comparable housing, or because comparable housing is not available within the statutory limit of the Uniform Act, then housing of last resort would be made available to these persons. Last resort housing includes, but is not limited to, rental assistance, additions to existing replacement dwellings, construction of new dwellings and dwelling relocation. Replacement dwellings must meet the requirements of decent, safe, and sanitary standards as established by FHWA.

Financial assistance would be available to eligible persons displaced by this project. Payments received are not considered as income under the provisions of the Internal Revenue Code of 1954; or for the purposes of determining any person's eligibility, or the extent of eligibility, for assistance under the Social Security Act or any other federal law.



Legend

- Alternative 6D ROW
- Residential Relocations
- Business Relocations

**Figure 1
Relocated Properties**



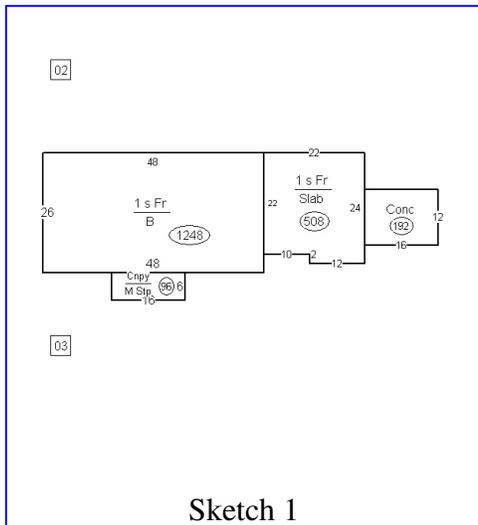
Environmental Assessment
U.S. 50 North Vernon Bypass – East
Des. No. 1173374

APPENDIX A

350 W CR 250



Picture 1



ADMINISTRATIVE INFORMATION

PARCEL NUMBER
40-09-27-100-007.000-003
Parent Parcel Number

OWNERSHIP

Hardwick, Virginia L and Hartwell,
Sharon Ann and Littrell, Paula Jean
350 W County Road 250 N
NORTH VERNON, IN 47265

Tax ID 0030044000

PT W OF RD NEQ 27-7-8 5

Property Address
350 W CR 250 N

Neighborhood
4000310 AGR/RES HOMESITE-RESIDUAL ACRE

Property Class
511 Res 1 fam unplatted 0-9.99 ac

TAXING DISTRICT INFORMATION

Jurisdiction 40
Area 003 Center
Corporation N
District 003
Section & Plat 27
Routing Number 36

Site Description

Topography: Rolling
Public Utilities: Electric
Street or Road: Paved
Neighborhood: Static
Zoning:
Legal Acres: 5.0000

RESIDENTIAL

TRANSFER OF OWNERSHIP

Table with columns: Date, Transfer From, Book/Page-Document, Consideration. Row: 03/26/2007, HARDWICK, THEODORE C & VIRGINI, DOC: 2007001817, \$0.00

VALUATION RECORD

Table with columns: Assessment Year, Reason For Change, VALUATION, Appraised Value, True Tax Value. Rows for years 2007, 2008, 2009, 2010, 2011, 2012.

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating Soil ID, Measured Acreage, Table 120 Effective Depth, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value Value. Rows 1-5 for different land types.

ChID: Previous parcel_id: 0030044000

Supplemental Cards

MEASURED ACREAGE 4.7000

Supplemental Cards

TRUE TAX VALUE 16280

FARMLAND COMPUTATIONS

Parcel Acreage 5.0000
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesites(s) [-]
91/92 Excess Acreage [-]

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value [+]

TOTAL ACRES FARMLAND

Supplemental Cards
TOTAL LAND VALUE

TRUE TAX VALUE

480 E CR 175



Picture 1

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
40-09-35-200-028.003-003
Parent Parcel Number

OWNERSHIP

Hicks, Darrell K and Nina L
480 E County Road 175 N
NORTH VERNON, IN 47265
PT N 1/2 35-7-8 4.323 AC

Tax ID 0030171200

Printed 4/4/2013

TRANSFER OF OWNERSHIP

Date	Transfer From	Book/Page-Document	Consideration
07/11/2012	DeCamp, Daniel	DOC: 2012002455	\$222,000.00
12/22/2008	DECAMP, DANIEL & JACQUELYN	DOC: 2008005022	\$0.00
07/18/2003	DECAMP, RICHARD R & COLEEN R	DOC: 2003004970	\$0.00

Property Address
480 E CR 175 N

Neighborhood
4000310 AWGR/RES HOMESITE-RESIDUAL ACRE

Property Class
511 Res 1 fam unplatted 0-9.99 ac

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 40
Area 003 Center
Corporation N
District 003
Section & Plat 35
Routing Number

VALUATION RECORD

Assessment Year	03/01/2007	03/01/2008	03/01/2008	03/01/2009	03/01/2010	03/01/2011	03/01/2012	03/01/2012
Reason For Change	Annual Trending	12- New Constru	Annual Trending	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	09- General Rev	09- General Rev
VALUATION	L 30700	30700	30700	30700	30700	30700	26600	26600
Appraised Value	B 205100	213600	202900	202900	213600	211400	218600	218600
	T 235800	244300	233600	233600	244300	242100	245200	245200
VALUATION	L 30700	30700	30700	30700	30700	30700	26600	26600
True Tax Value	B 205100	213600	202900	202900	213600	211400	218600	218600
	T 235800	244300	233600	233600	244300	242100	245200	245200

Site Description

Topography: Rolling
Public Utilities: Electric
Street or Road: Paved
Neighborhood: Static
Zoning:
Legal Acres: 4.3230

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 Value
1 RESIDENTIAL EXCESS ACREAGE		3.3230		1.00	5000.00	5000.00	16620	0 -30% / L 0%	11630
2 HOMESITE		1.0000		1.00	15000.00	15000.00	15000	L 0%	15000

ChID: Previous parcel_id: 0030171200
WA : WARRANTY DEED: DATED:09/30/03 DOC:2003006301

Supplemental Cards

MEASURED ACREAGE 4.3230

Supplemental Cards

TRUE TAX VALUE 26630

FARMLAND COMPUTATIONS

Parcel Acreage 4.3230
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesites(s) [-]
91/92 Excess Acreage [-]

Measured Acreage Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value [+]
Excess Acreage Value [+]

TOTAL ACRES FARMLAND

Supplemental Cards
TOTAL LAND VALUE

PHYSICAL CHARACTERISTICS

Style: 34 1 Story 1990+ (2501+sf)
 Occupancy: Single family
 Story Height: 1.0
 Finished Area: 3533
 Attic: Finished
 Basement: None

ROOFING

Material: Asphalt shingles
 Type:

FLOORING

Sub and joists 1.0 , A
 Carpet 1.0

EXTERIOR COVER

1/6 Masonry 1.0
 Wood siding A

INTERIOR FINISH

Drywall 1.0 .A

ACCOMMODATIONS

Finished Rooms: 7
 Bedrooms: 4
 Family Rooms: 1

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air
 Lower /Bsmt 1 Full Upper Part Upper

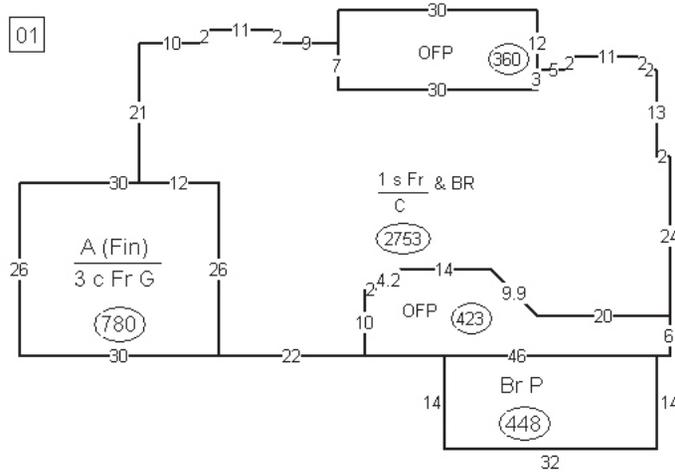
PLUMBING

	#	
3 Fixt. Baths	3	9
Kit Sink	1	1
Water Heat	1	1
TOTAL	11	

REMODELING AND MODERNIZATION

Amount	Date
--------	------

IMPROVEMENT DATA



SPECIAL FEATURES

Description	Value
D MAS	3400.00
D MAS-STK	900.00

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
D MAS	3400.00	D	DWELL	0.00	C+2		2003	2003	AV	0.00	Y	0.00	3533	232560	9	0	100	100	211600
D MAS-STK	900.00	G01	ATTGAR	0.00	1	C	2007	2007	AV	24.23	N	24.23	26 X 30	18900	0	0	100	100	0
		01	DETGAR	12.00	5	C	2007	2007	AV	18.93	N	17.22	20 X 30	10330	5	0	100	100	9800

Data Collector/Date
 RS/3/19/2004

Appraiser/Date
 RS/3/1/2004

Neighborhood
 Neigh 4000310 AV

Supplemental Cards
 TOTAL IMPROVEMENT VALUE

221400

40-09-35-200-028.003-003
 480 E CR 175 N

Property Class: 511

	Construction	Base Area	Floor	Finished Area Sq Ft	Value
1	Wood frame	2753	1.0	2753	145280
1	Wood frame	780	Attic	780	6010
		2753	Crawl	---	9970

TOTAL BASE 161260

Row Type	Adjustment	Value
SUB-TOTAL	1.00%	161260

Interior Finish	8150
Ext Lvg Units	0
Basement Finish	0
Fireplace(s)	4300
Heating	0
Air Conditioning	5770
Frame/Siding/Roof	2340
Plumbing Fixt:	11 4800

Exterior Features	Value	SUB-TOTAL ONE UNIT	186620
Garages		SUB-TOTAL 0 UNITS	186620

OFF	10000	0	Integral	0
OFF	11320	780	Att Garage	18900
BRP	5490	0	Att Carports	0
		0	Bsmt Garage	0
			Ext Features	26810

SUB-TOTAL	232330
Quality Class/Grade	C+2

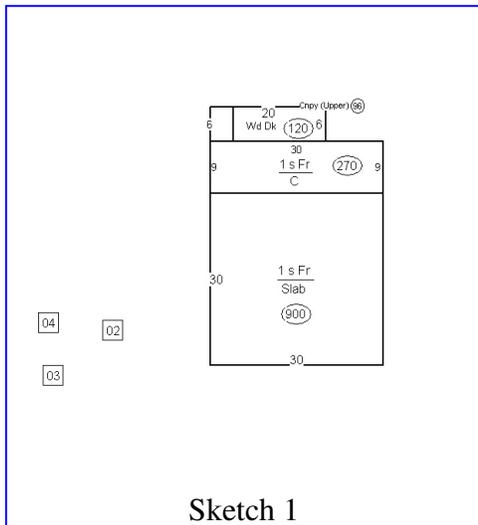
GRADE ADJUSTED VALUE 232560

2055 N Base Road





Picture 1



ADMINISTRATIVE INFORMATION

PARCEL NUMBER
40-09-27-400-047.001-003
Parent Parcel Number

OWNERSHIP

Burk, Jeffrey R
2585 N County Road 75 W
North Vernon, IN 47265
PT SEQ SEQ 27-7-8 1.001 AC

Tax ID 0030162900

Printed 4/4/2013

TRANSFER OF OWNERSHIP

Table with 4 columns: Date, Transfer From, Book/Page-Document, Consideration. Rows include dates 12/14/2012, 02/22/2006, 02/22/2006 and transfer details for Mars, Sandra M, Trustee, The Sandra; MARS, SANDRA M; and MARS, RICHARD & SANDRA LARABEE.

Property Address
2055 N BASE Rd

Neighborhood
4000310 AWGR/RES HOMESITE-RESIDUAL ACRE

Property Class
511 Res 1 fam unplatted 0-9.99 ac

TAXING DISTRICT INFORMATION

Jurisdiction 40
Area 003 Center
Corporation N
District 003
Section & Plat 27
Routing Number 3

RESIDENTIAL

VALUATION RECORD

Table with 10 columns: Assessment Year, Reason For Change, Annual Trending, Annual Trending, 04- Board of Re, 19-Annual Adjus, 19-Annual Adjus, 19-Annual Adjus, 09- General Rev, 09- General Rev. Rows include VALUATION and True Tax Value for years 2007-2012.

Site Description

Topography: Low
Public Utilities: Electric
Street or Road: Paved
Neighborhood: Static
Zoning:
Legal Acres: 1.0010

LAND DATA AND CALCULATIONS

Table with 10 columns: Land Type, Rating Soil ID, Measured Acreage, Table Effective Depth, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value Value. Row 1: 1 HOMESITE, 1.0010, 1.00, 15000.00, 15000.00, 15020, L 0%, 15020.

ChID: Previous parcel_id: 0030162900
CO : CONTRACT BUYER COUCHMAN & CHAPMAN RECORDED
11/03/99 DOC #99006020--CANCELLATION OF CONTRACT
08/07/2001
CO: : CONTRACT: BURK, JEFFREY R DATED:10/18/07
DOC:2007005558 PRICE \$45,000. AS2#C40-2013-2000081

Supplemental Cards

MEASURED ACREAGE 1.0010

FARMLAND COMPUTATIONS

Parcel Acreage 1.0010
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesites(s) [-]
91/92 Excess Acreage [-]

TOTAL ACRES FARMLAND

TRUE TAX VALUE

Supplemental Cards

TRUE TAX VALUE 15020

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND

Classified Land Total
Homesite(s) Value [+], 15020
Excess Acreage Value [+]

Supplemental Cards
TOTAL LAND VALUE

PHYSICAL CHARACTERISTICS

Style: 11 1 Story Pre 1964 (0-1100)
 Occupancy: Single family
 Story Height: 1.0
 Finished Area: 0
 Attic: None
 Basement: None

ROOFING

Material: Metal
 Type:

FLOORING

Slab: 1.0
 Carpet: 1.0

EXTERIOR COVER

Wood siding: 1.0

INTERIOR FINISH

Drywall: 1.0

ACCOMMODATIONS

Finished Rooms: 5
 Bedrooms: 3

HEATING AND AIR CONDITIONING

Primary Heat: None
 Lower /Bsmt: 1 Full Upper Part Upper

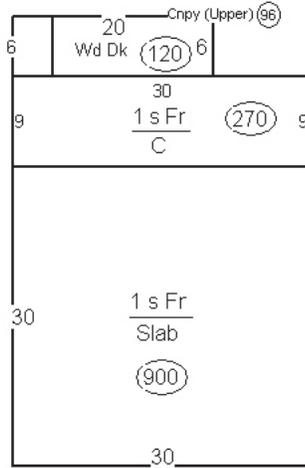
PLUMBING

#	1	1
Kit Sink	1	1
Water Heat	1	1
TOTAL	2	2

REMODELING AND MODERNIZATION

Amount	Date
--------	------

IMPROVEMENT DATA



40-09-27-400-047.001-003 Property Class: 511
 2055 N BASE Rd

1	Construction	Base Area	Floor	Finished Area Sq Ft	Value
	Wood frame	1170	1.0	0	78450
		270	Crawl	---	3180
TOTAL BASE					81630
	Row Type	Adjustment			1.00%
SUB-TOTAL					81630
Interior Finish					-21340
Ext Lvg Units					0
Basement Finish					0
Fireplace(s)					4300
Heating					0
Air Conditioning					0
Frame/Siding/Roof					0
Plumbing Fixt: 2					-2400
SUB-TOTAL ONE UNIT					62190
SUB-TOTAL 0 UNITS					62190
Exterior Features		Value			
Description	Value	Garages			
WDDK	2270	0 Integral	0		
CNPY/	590	0 Att Garage	0		
		0 Att Carports	0		
		0 Bsmt Garage	0		
Ext Features					2860
SUB-TOTAL					65050
Quality Class/Grade					D
GRADE ADJUSTED VALUE					47360

SPECIAL FEATURES

Description	Value
D MAS	3400.00
D MAS-STK	900.00
03 D	-3.04
03 NE	-0.12
02 D	-3.04

SUMMARY OF IMPROVEMENTS

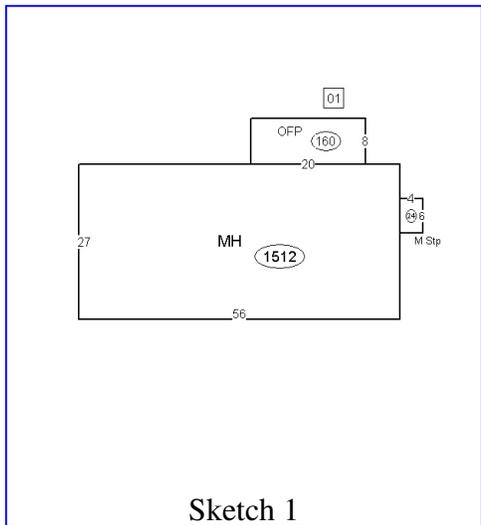
Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D MAS	3400.00	D	DWELL	0.00		D	1940	1940	P	0.00	Y	0.00	1170	47360	75	0	100	100	5900
D MAS-STK	900.00	02	T34SO	7.00		D	1900	1900	P	12.04	Y	5.66	23 X 24	3120	80	0	100	100	600
03 D	-3.04	03	T31SO	12.00		D	2001	2001	P	14.66	Y	8.07	24 X 36	6970	35	0	100	100	4500
03 NE	-0.12	04	UTLSHED	0.00	1	D	1995	1995	F	0.00	N	0.00	8 X 12	0	0	SV	100	100	300

Data Collector/Date: RS/3/17/2004
 Appraiser/Date: RS/3/1/2004
 Neighborhood: Neigh 4000310 AV
 Supplemental Cards: TOTAL IMPROVEMENT VALUE 11300

2075 N Base Road



Picture 1



ADMINISTRATIVE INFORMATION

PARCEL NUMBER
40-09-27-400-046.000-003
Parent Parcel Number

OWNERSHIP

Pearl, Bettie L & Joseph C
2075 N Base Rd
NORTH VERNON, IN 47265
PT SE COR SEQ 27-7-8 .65

Tax ID 0030058200

TRANSFER OF OWNERSHIP

Table with columns: Date, Transfer From, Book/Page-Document, Consideration. Row: 04/16/1999, PEARL, BETTIE L, DOC: 0, \$0.00

Printed 4/3/2013

Property Address
2075 N BASE Rd

Neighborhood
4000310 AWGR/RES HOMESITE-RESIDUAL ACRE

Property Class
541 Res Mob/manuf home 0-9.99 ac

TAXING DISTRICT INFORMATION

Jurisdiction 40
Area 003 Center
Corporation N
District 003
Section & Plat 27
Routing Number 4

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason For Change, Valuation, Appraised Value, True Tax Value for years 2007-2012.

Site Description

Topography: Low
Public Utilities: Electric
Street or Road: Paved
Neighborhood: Static
Zoning:
Legal Acres: 0.6500

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value Value.

ChID: Previous parcel_id: 0030058200
MH : 1992 27X56 FLEETWOOD

Supplemental Cards

MEASURED ACREAGE 0.6500

Supplemental Cards

TRUE TAX VALUE 13650

FARMLAND COMPUTATIONS

Parcel Acreage 0.6500
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesites(s) [-]
91/92 Excess Acreage [-]

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value
Excess Acreage Value

Supplemental Cards
TOTAL LAND VALUE

PHYSICAL CHARACTERISTICS

Style: 175 Double 1991 to 1995
 Occupancy: Mhome
 Story Height: 1.00
 Finished Area: 0
 Attic: None
 Basement: None

ROOFING

Material: Asphalt shingles
 Type:

FLOORING

EXTERIOR COVER

INTERIOR FINISH

ACCOMMODATIONS

Finished Rooms: 5
 Bedrooms: 3

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air
 Lower /Bsmt 1 Full Upper Part Upper

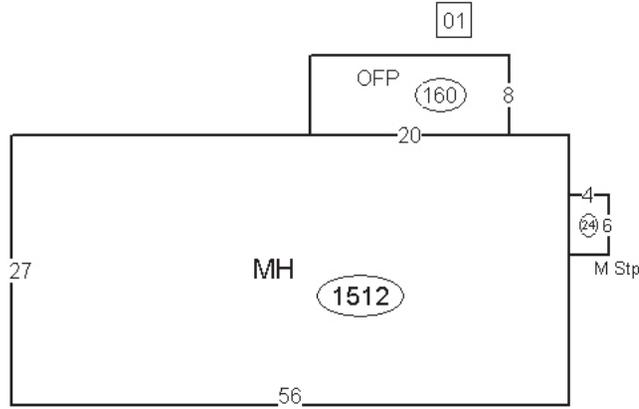
PLUMBING

	#	
3 Fixt. Baths	2	6
Kit Sink	1	1
Water Heat	1	1
TOTAL		8

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA



40-09-27-400-046.000-003 Property Class: 541
 2075 N BASE Rd

Construction	Base Area	Floor	Finished Area Sq Ft	Value
	0	Crawl	----	0
TOTAL BASE				45400
Row Type	Adjustment			0.00%
	SUB-TOTAL			45400
	Interior Finish			0
	Ext Lvg Units			0
	Basement Finish			0
	Fireplace(s)			0
	Heating			0
	Air Conditioning			0
	Frame/Siding/Roof			0
	Plumbing Fixt:	8		2400
Other Features:				1600
SUB-TOTAL ONE UNIT				49400
SUB-TOTAL 0 UNITS				49400
Exterior Features				
Description	Value	Garages		
MSTP	1250	0 Integral		0
OFF	5630	0 Att Garage		0
		0 Att Carports		0
		0 Bsmt Garage		0
		Ext Features		6880
SUB-TOTAL				56280
Quality Class/Grade				B
GRADE ADJUSTED VALUE				61460

SPECIAL FEATURES

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
M FD	1600.00	M 01	MHOME UTLSHED	0.00 0.00	1	B D	1992 1992	1992 1992	AV AV	30.03 0.00	Y N	32.79 0.00	27 X 56 6 X 8	61460 0	60 0	0 SV	100 100	100 100	24600 500

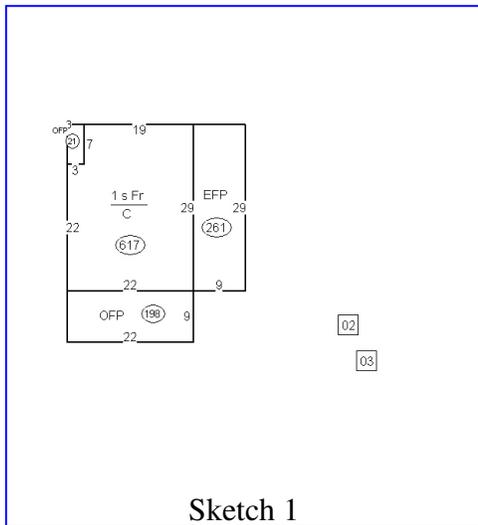
SUMMARY OF IMPROVEMENTS

Data Collector/Date: BB/5/23/2002
 Appraiser/Date: BB/1/9/2003
 Neighborhood: Neigh 4000310 AV
 Supplemental Cards: TOTAL IMPROVEMENT VALUE 25100

2095 N Base Road



Picture 1



ADMINISTRATIVE INFORMATION

PARCEL NUMBER 40-09-27-400-045.000-003
Parent Parcel Number

OWNERSHIP

Trapp, David E
2095 N Base Road
North Vernon, IN 47265
PT SE COR SEQ 27 7 8 .51

Tax ID 0030002400

Printed 4/3/2013

TRANSFER OF OWNERSHIP

Table with columns: Date, Transfer From, Book/Page-Document, Consideration. Row: 10/01/1993, APSLEY, REX, DOC: 0, \$0.00

Property Address 2095 N BASE Rd

Neighborhood 4000310 AWGR/RES HOMESITE-RESIDUAL ACRE

Property Class 511 Res 1 fam unplatted 0-9.99 ac

TAXING DISTRICT INFORMATION

Jurisdiction 40
Area 003 Center
Corporation N
District 003
Section & Plat 27
Routing Number 5

RESIDENTIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason For Change, VALUATION, Appraised Value, True Tax Value. Rows for years 2007-2012.

Site Description

Topography: Low
Public Utilities: Electric
Street or Road: Paved
Neighborhood: Static
Zoning:
Legal Acres: 0.5100

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value Value. Row: 1 HOMESITE, 0.5100, 1.00, 15000.00, 22350.00, 11400, L 0%, 11400

ChID: Previous parcel_id: 0030002400
COM : THIS HOUSE HAS OIL STOVE FOR HEAT

Supplemental Cards

MEASURED ACREAGE 0.5100

Supplemental Cards

TRUE TAX VALUE 11400

FARMLAND COMPUTATIONS

Parcel Acreage 0.5100
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesites(s) [-]
91/92 Excess Acreage [-]

Measured Acreage Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value [+], Excess Acreage Value [+]

Supplemental Cards TOTAL LAND VALUE

11400

TOTAL ACRES FARMLAND
TRUE TAX VALUE

PHYSICAL CHARACTERISTICS

Style: 11 1 Story Pre 1964 (0-1100)
 Occupancy: Single family
 Story Height: 1.00
 Finished Area: 617
 Attic: None
 Basement: None

ROOFING

Material: Asphalt shingles
 Type:

FLOORING

Sub and joists 1.0
 Carpet 1.0

EXTERIOR COVER

Wood siding 1.0

INTERIOR FINISH

Plaster 1.0

ACCOMMODATIONS

Finished Rooms: 6
 Bedrooms: 3

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper

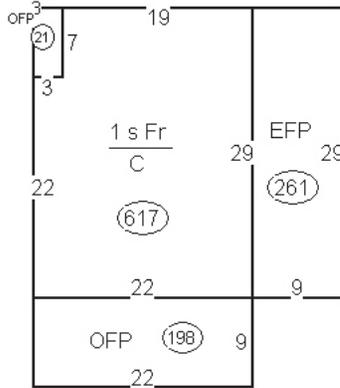
PLUMBING

	#	
3 Fixt. Baths	1	3
Kit Sink	1	1
Water Heat	1	1
TOTAL		5

REMODELING AND MODERNIZATION

Amount	Date
--------	------

IMPROVEMENT DATA



02

03

40-09-27-400-045.000-003

2095 N BASE Rd

Property Class: 511

Construction	Base Area	Floor	Finished Area Sq Ft	Value
1 Wood frame	617	1.0	617	51560
	617	Crawl	----	4650
TOTAL BASE				56210
Row Type	Adjustment			1.00%
	SUB-TOTAL			56210
	Interior Finish			0
	Ext Lvg Units			0
	Basement Finish			0
	Fireplace(s)			0
	Heating			0
	Air Conditioning			0
	Frame/Siding/Roof			0
	Plumbing Fixt:	5		0
Sub-TOTAL ONE UNIT				56210
Sub-TOTAL 0 UNITS				56210
Exterior Features				
Description	Value	Garages		
OFF	6370	0 Integral	0	
EFP	10690	0 Att Garage	0	
OFF	1930	0 Att Carports	0	
		0 Bsmt Garage	0	
Ext Features				18990
Sub-TOTAL				75200
Quality Class/Grade				D-1
GRADE ADJUSTED VALUE				47900

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
D	DWELL			0.00		D-1	1942	1942	AV	0.00	N	0.00	617	47900	50	0	100	100	24000
02	DETGAR			0.00	1	C	1977	1977	AV	28.38	N	25.83	22 X 22	12500	28	0	100	100	9000
03	UTLSHED			0.00	1	D	1989	1989	AV	16.95	N	12.34	10 X 14	1730	55	0	100	100	800

Data Collector/Date
 BB/5/23/2002

Appraiser/Date
 BB/1/9/2003

Neighborhood
 Neigh 4000310 AV

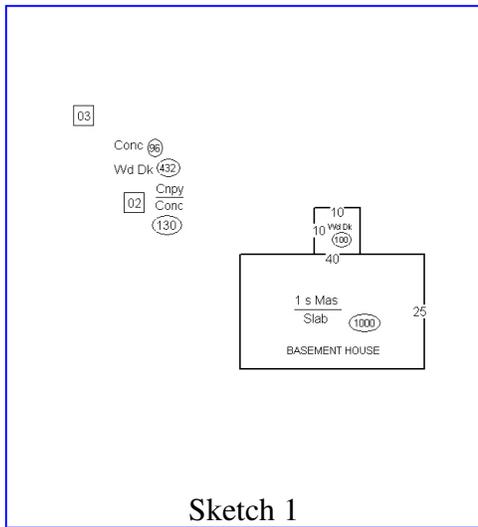
Supplemental Cards
 TOTAL IMPROVEMENT VALUE

33800

2115 N Base Road



Picture 1



ADMINISTRATIVE INFORMATION

PARCEL NUMBER
40-09-27-400-044.000-003
Parent Parcel Number

Property Address
2115 N BASE Rd

Neighborhood
4000310 AWGR/RES HOMESITE-RESIDUAL ACRE

Property Class
511 Res 1 fam unplatted 0-9.99 ac

TAXING DISTRICT INFORMATION

Jurisdiction 40
Area 003 Center
Corporation N
District 003
Section & Plat 27
Routing Number 6

Site Description

Topography: Low
Public Utilities: Electric
Street or Road: Paved
Neighborhood: Static
Zoning:
Legal Acres: 1.0530

OWNERSHIP

Marsh, Joseph N and Laura L and
Marsh, Lindsay M
2115 N Base Road
NORTH VERNON, IN 47265
PT SE COR SEQ 27- 7-8 1.053

Tax ID 0030081000

TRANSFER OF OWNERSHIP

Table with 4 columns: Date, Transfer From, Book/Page-Document, Consideration. Rows include 08/22/2008 CUTTING EDGE REALTY, INC and 08/14/2006 PURDUE, PAUL D & CAROLEE GOEN.

Printed 4/3/2013

RESIDENTIAL

VALUATION RECORD

Table with 10 columns for Assessment Year (03/01/2008 to 03/01/2012) and 2 columns for Reason For Change (VALUATION, Appraised Value, True Tax Value). Includes sub-columns for Annual Trending and Homestead Change.

LAND DATA AND CALCULATIONS

Table with 10 columns: Land Type, Rating Soil ID, Measured Acreage, Table Effective Depth, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value Value. Rows include RESIDENTIAL EXCESS ACREAGE and HOMESITE.

CA : CANCELLATION OF CONTRACT: FROM COLEMAN, JIM A & DAVIS, LINDA C TO PURDUE, PAUL D & CARALEE
DATED:01/20/06 DOC:2006000225
ChID: Previous parcel_id: 0030081000
CO : CONTRACT: COLEMAN, JIM A & DAVIS, LINDA C
DATED:02/21/02

Supplemental Cards

MEASURED ACREAGE 1.0530

FARMLAND COMPUTATIONS

Parcel Acreage 1.0530
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesites(s) [-]
91/92 Excess Acreage [-]

TOTAL ACRES FARMLAND

TRUE TAX VALUE

Supplemental Cards

TRUE TAX VALUE 15270

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND

Classified Land Total
Homesite(s) Value [+], 15000
Excess Acreage Value [+], 270

Supplemental Cards
TOTAL LAND VALUE

PHYSICAL CHARACTERISTICS

Style: 11 1 Story Pre 1964 (0-1100)
 Occupancy: Single family
 Story Height: 1.00
 Finished Area: 1000
 Attic: None
 Basement: None

ROOFING

Material: Asphalt shingles
 Type:

FLOORING

Slab 1.0
 Carpet 1.0

EXTERIOR COVER

Conc block 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms: 3
 Bedrooms: 2

HEATING AND AIR CONDITIONING

Primary Heat: None
 Lower /Bsmnt 1 Full Upper 0 Part Upper 0
 None 0 1000 0 0

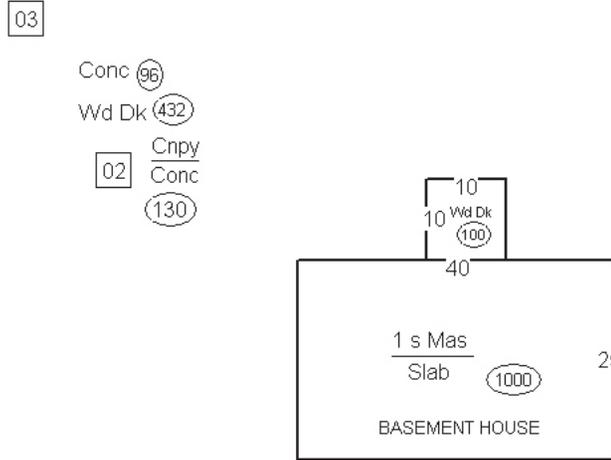
PLUMBING

 3 Fixt. Baths 1 3
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 5

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA



40-09-27-400-044.000-003

2115 N BASE Rd

Property Class: 511

1	Construction	Base Area	Floor	Finished Area Sq Ft	Value
	Wood frame	1000	1.0	1000	71500
		0	Crawl	---	0
TOTAL BASE					71500
	Row Type	Adjustment			1.00%
		SUB-TOTAL			71500
		Interior Finish			0
		Ext Lvg Units			0
		Basement Finish			0
		Fireplace(s)			4300
		Heating			-4700
		Air Conditioning			0
		Frame/Siding/Roof			0
		Plumbing Fixt:	5		0
Sub-TOTAL ONE UNIT					71100
Sub-TOTAL 0 UNITS					71100
Exterior Features		Value			
Description			Garages		
WDDK	2000	0	Integral	0	
CONCP	680	0	Att Garage	0	
WDDK	0	0	Att Carports	0	
CONCP	490	0	Bsmt Garage	0	
CNPY/	730		Ext Features	2000	
Sub-TOTAL					73100
Quality Class/Grade					C
GRADE ADJUSTED VALUE					66520

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
D MAS	3400.00	D	DWELL	0.00		C	1963	1963	AV	0.00	Y	0.00	1000	66520	35	0	100	100	43200
D MAS-STK	900.00	02	DETGAR	0.00	1	D	1977	1977	AV	34.94	N	25.43	16 X 20	8140	34	0	100	100	5400
		03	UTLSHED	0.00	1	D	1986	1986	AV	18.71	N	13.62	8 X 12	1310	60	0	100	100	500
		05	CONCP	8.00	1	D	1977	1977	AV	0.00	N	0.00	10 X 13	1030	34	0	100	0	700
		06	WDDK	0.00	1	C	2010	2010	AV	0.00	N	0.00	432	0	0	SV	100	0	2000
		07	CONCP	0.00	1	C	2004	2004	AV	0.00	N	0.00	96	450	8	0	100	0	400

Data Collector/Date

BB/5/23/2002

Appraiser/Date

BB/1/9/2003

Neighborhood

Neigh 4000310 AV

Supplemental Cards

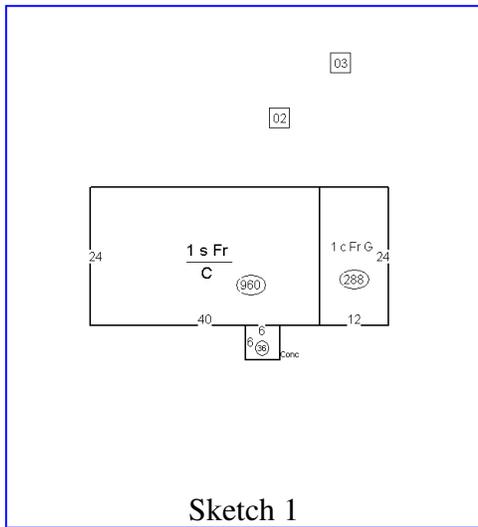
TOTAL IMPROVEMENT VALUE

52200

2120 N Base Road



Picture 1



ADMINISTRATIVE INFORMATION

PARCEL NUMBER
40-09-26-300-017.000-003
Parent Parcel Number

OWNERSHIP

Roe, Michael D and Esther L
2120 N Base Rd
NORTH VERNON, IN 47265
TWIN ACRES SUBD MINOR 1

Tax ID 0030103100

Printed 4/3/2013

TRANSFER OF OWNERSHIP

Date	Transfer From	Book/Page-Document	Consideration
10/05/2006	ROE, ESTHER	DOC: 2006004293	\$0.00
08/12/2002	MARTIN, JAMES M & ESTHER	DOC: 2002004416	\$0.00
08/12/1999	LAMAN, TROY & LORI A JTWRs	DOC: 0	\$60,000.00
06/09/1998	LAMAN, TROY & STARK, LORI A JTWRs	DOC: 0	\$0.00

Property Address
2120 N BASE RD

Neighborhood
4000310 AGR/RES HOMESITE-RESIDUAL ACRE

Property Class
510 Res 1 fam dwelling platted lot

TAXING DISTRICT INFORMATION

Jurisdiction 40
Area 003 Center
Corporation N
District 003
Section & Plat 26
Routing Number 5

RESIDENTIAL

VALUATION RECORD

Assessment Year	03/01/2007	03/01/2007	03/01/2008	03/01/2009	03/01/2010	03/01/2011	03/01/2012	03/01/2012
Reason For Change	17- Miscellaneous	Annual Trending	Annual Trending	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	09- General Rev	09- General Rev
VALUATION	L	15000	15800	15800	15800	15800	15800	15000
Appraised Value	B	50500	51100	48500	48500	51100	50500	55600
	T	65500	66900	64300	64300	66900	66300	70600
VALUATION	L	15000	15800	15800	15800	15800	15800	15000
True Tax Value	B	50500	51100	48500	48500	51100	50500	55600
	T	65500	66900	64300	64300	66900	66300	70600

Site Description

Topography:
Level

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Static

Zoning:

Legal Acres:
0.0000

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 Value
1 HOMESITE		1.0000		1.00	15000.00	15000.00	15000	L 0%	15000

ChID: Previous parcel_id: 0030103100
HSE : REPLACEMENT WINDOWS

Supplemental Cards

MEASURED ACREAGE 1.0000

Supplemental Cards

TRUE TAX VALUE 15000

FARMLAND COMPUTATIONS

Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesites(s) [-]
91/92 Excess Acreage [-]

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value 1.0000
Excess Acreage Value

[+]
15000
[+]

TOTAL ACRES FARMLAND

Supplemental Cards
TOTAL LAND VALUE

TRUE TAX VALUE

PHYSICAL CHARACTERISTICS

Style: 21 1Story 1965-1989 (0-1100)
 Occupancy: Single family
 Story Height: 1.00
 Finished Area: 960
 Attic: None
 Basement: None

ROOFING

Material: Asphalt shingles
 Type:

FLOORING

Sub and joists 1.0
 Carpet 1.0

EXTERIOR COVER

1/6 Masonry 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms: 5
 Bedrooms: 3

HEATING AND AIR CONDITIONING

Primary Heat: Heat pump
 Lower /Bsmt 1 Full Upper Part Upper

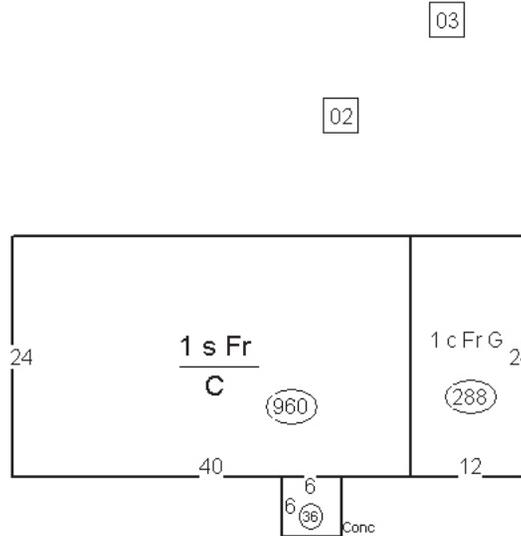
PLUMBING

#	
3 Fixt. Baths	3
Kit Sink	1
Water Heat	1
TOTAL	5

REMODELING AND MODERNIZATION

Amount	Date
--------	------

IMPROVEMENT DATA



1	Construction Wood frame	Base Area 960	Floor 1.0	Finished Area Sq Ft 960	Value 69470
		960	Crawl	----	5490
TOTAL BASE					74960
	Row Type	Adjustment			1.00%
		SUB-TOTAL			74960
		Interior Finish			0
		Ext Lvg Units			0
		Basement Finish			0
		Fireplace(s)			0
		Heating			0
		Air Conditioning			0
		Frame/Siding/Roof			1200
		Plumbing Fixt:	5		0
Sub-TOTAL ONE UNIT					76160
Sub-TOTAL 0 UNITS					76160
Exterior Features					
Description	Value	Garages			
CONCP	260	0 Integral			0
		288 Att Garage			9680
		0 Att Carports			0
		0 Bsmt Garage			0
		Ext Features			260
Sub-TOTAL					86100
Quality Class/Grade					D+2
GRADE ADJUSTED VALUE					70520

SPECIAL FEATURES

Description	Value
03 D	-0.15

SUMMARY OF IMPROVEMENTS

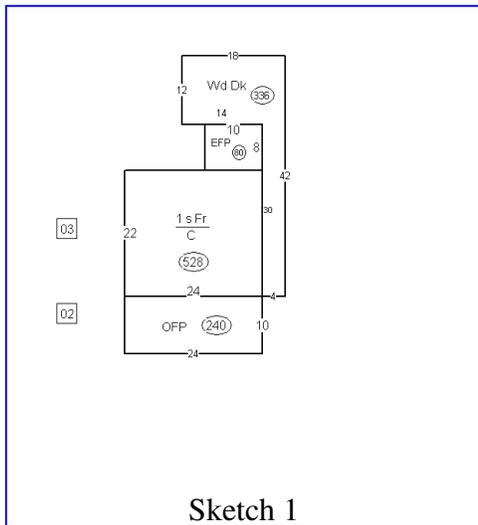
ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D	DWELL	0.00		D+2	1976	1976	AV	0.00	N	0.00	960	70520	34	0	100	100	46500
G01	ATTGAR	0.00	1					33.60	N	33.60	288	9680	0	0	100	100	0
02	UTLSHED	0.00	4	D	1977	1977	F	40.06	N	29.16	12 X 12	4200	70	0	100	100	1300
03	T3AW	9.00		C	2004	2004	AV	15.04	Y	12.46	30 X 40	14950	20	0	100	100	12000

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards	TOTAL IMPROVEMENT VALUE	59800
RS/1/13/2005	AA/3/1/2005	Neigh 4000310			

2135 N Base Road



Picture 1



ADMINISTRATIVE INFORMATION

PARCEL NUMBER
40-09-27-400-043.000-003
Parent Parcel Number

OWNERSHIP

Tekulve, Richard W
249 Lincoln St
NORTH VERNON, IN 47265
PT SE 1/4 SEQ 27 7 8 .63

Tax ID 0030067000

Printed 4/3/2013

Property Address
2135 N BASE RD

Neighborhood
4000310 AWGR/RES HOMESITE-RESIDUAL ACRE

Property Class
511 Res 1 fam unplatted 0-9.99 ac

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 40
Area 003 Center
Corporation N
District 003
Section & Plat 27
Routing Number 7

VALUATION RECORD

Table with columns for Assessment Year (03/01/2007 to 03/01/2012) and Reason For Change (L, B, T). Rows include VALUATION, Appraised Value, and True Tax Value.

Site Description

Topography: Low
Public Utilities: Water, Electric
Street or Road: Paved
Neighborhood: Static
Zoning:
Legal Acres: 0.6300

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating Soil ID, Measured Acreage, Table Effective Depth, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value Value.

ChID: Previous parcel_id: 0030067000

Supplemental Cards

MEASURED ACREAGE 0.6300

Supplemental Cards

TRUE TAX VALUE 13320

FARMLAND COMPUTATIONS

Parcel Acreage 0.6300
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesites(s) [-]
91/92 Excess Acreage [-]

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value
Excess Acreage Value

Supplemental Cards
TOTAL LAND VALUE

13300

TOTAL ACRES FARMLAND

TRUE TAX VALUE

PHYSICAL CHARACTERISTICS

Style: 11 1 Story Pre 1964 (0-1100)
 Occupancy: Single family
 Story Height: 1.00
 Finished Area: 528
 Attic: None
 Basement: None

ROOFING

Material: Metal
 Type:

FLOORING

Sub and joists 1.0
 Wood 1.0

EXTERIOR COVER

Wood siding 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms: 3
 Bedrooms: 1

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air
 Lower /Bsmt 1 Full Upper Part Upper

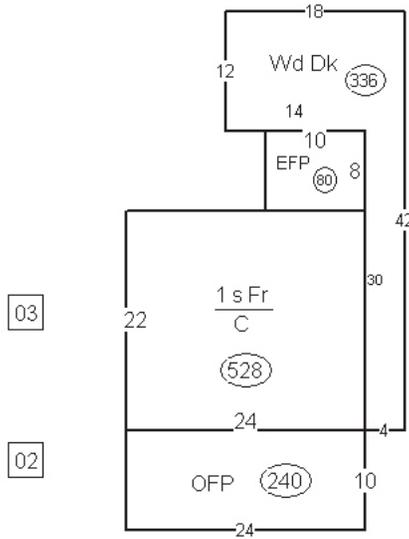
PLUMBING

#	
3 Fixt. Baths	3
Kit Sink	1
Water Heat	1
TOTAL	5

REMODELING AND MODERNIZATION

Amount	Date
--------	------

IMPROVEMENT DATA



03

02

40-09-27-400-043.000-003

2135 N BASE RD

Property Class: 511

Construction	Base Area	Floor	Finished Area Sq Ft	Value
1 Wood frame	528	1.0	528	46680
	528	Crawl	---	4330
TOTAL BASE				51010
Row Type	Adjustment			1.00%
	SUB-TOTAL			51010
	Interior Finish			0
	Ext Lvg Units			0
	Basement Finish			0
	Fireplace(s)			0
	Heating			0
	Air Conditioning			0
	Frame/Siding/Roof			0
	Plumbing Fixt:	5		0
SUB-TOTAL ONE UNIT				51010
SUB-TOTAL 0 UNITS				51010
Exterior Features				
Description	Value			
EFP	5530			
OFP	7370			
WDDK	4820			
Garages				
	0 Integral			0
	0 Att Garage			0
	0 Att Carports			0
	0 Bsmt Garage			0
Ext Features				17720
SUB-TOTAL				68730
Quality Class/Grade				D
GRADE ADJUSTED VALUE				50040

SPECIAL FEATURES

Description	Value
03 D	-3.04
03 NE	-0.20

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
03 D	-3.04	D	DWELL	0.00		D	1942	1954	F	0.00	N	0.00	528	50040	55	0	100	100	22500
02		02	UTLSHED	0.00	5	E	1979	1979	AV	0.00	N	0.00	8 X 10	0	0	SV	100	0	300
03		03	T3AW	8.00		C	2005	2005	AV	19.07	Y	12.64	24 X 30	9100	20	0	100	100	7300

Data Collector/Date
SCS/2/10/2006

Appraiser/Date
SCS/3/1/2006

Neighborhood
Neigh 4000310 AV

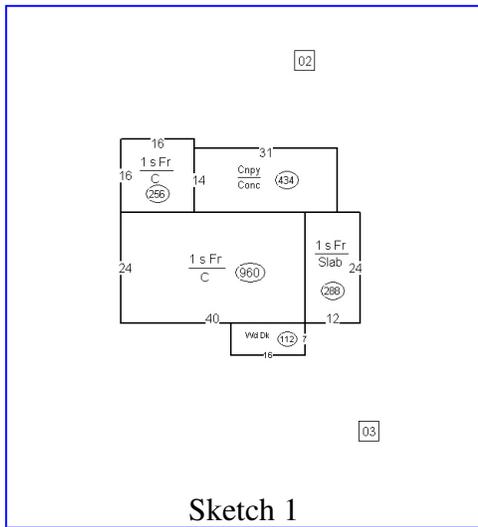
Supplemental Cards
TOTAL IMPROVEMENT VALUE

30100

2140 N Base Road



Picture 1



ADMINISTRATIVE INFORMATION

PARCEL NUMBER
40-09-26-300-016.000-003
Parent Parcel Number

OWNERSHIP

Reeves, Stan E & Sandra D
2140 N Base Road
North Vernon, IN 47265

Tax ID 0030076200

TWIN ACRES SUBD (MINOR) 2 1

Printed 4/3/2013

TRANSFER OF OWNERSHIP

Date	Transfer From	Book/Page-Document	Consideration
05/28/2002	DENTON, JAMES K & PAMELA S	DOC: 2002003134	\$85,000.00

Property Address
2140 N BASE Rd

Neighborhood
4000310 AWGR/RES HOMESITE-RESIDUAL ACRE

Property Class
511 Res 1 fam unplatted 0-9.99 ac

TAXING DISTRICT INFORMATION

Jurisdiction 40
Area 003 Center
Corporation N
District 003
Section & Plat 26
Routing Number 4

RESIDENTIAL

VALUATION RECORD

Assessment Year	03/01/2007	03/01/2007	03/01/2008	03/01/2009	03/01/2010	03/01/2011	03/01/2012	03/01/2012
Reason For Change	17- Miscellaneous	Annual Trending	Annual Trending	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	09- General Rev	09- General Rev
VALUATION	L 15000	15800	15800	15800	15800	15800	15000	15000
Appraised Value	B 61700	62400	59200	59200	62400	61700	62200	62200
	T 76700	78200	75000	75000	78200	77500	77200	77200
VALUATION	L 15000	15800	15800	15800	15800	15800	15000	15000
True Tax Value	B 61700	62400	59200	59200	62400	61700	62200	62200
	T 76700	78200	75000	75000	78200	77500	77200	77200

Site Description

Topography:
Level

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Static

Zoning:

Legal Acres:
2.0000

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 Value
1 HOMESITE		1.0000		1.00	15000.00	15000.00	15000	L 0%	15000

ChID: Previous parcel_id: 0030076200

Supplemental Cards

MEASURED ACREAGE 1.0000

Supplemental Cards

TRUE TAX VALUE 15000

FARMLAND COMPUTATIONS

Parcel Acreage 2.0000
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesites(s) [-]
91/92 Excess Acreage [-]

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value [+]
Excess Acreage Value [+]

Supplemental Cards
TOTAL LAND VALUE

PHYSICAL CHARACTERISTICS

Style: 22 1Story 1965-1989(1101-1800)
 Occupancy: Single family
 Story Height: 1.00
 Finished Area: 1504
 Attic: None
 Basement: None

ROOFING

Material: Asphalt shingles
 Type:

FLOORING

Sub and joists 1.0
 Carpet 1.0

EXTERIOR COVER

Vinyl siding 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms: 5
 Bedrooms: 2

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air
 Lower /Bsmt 1 Full Upper Part Upper

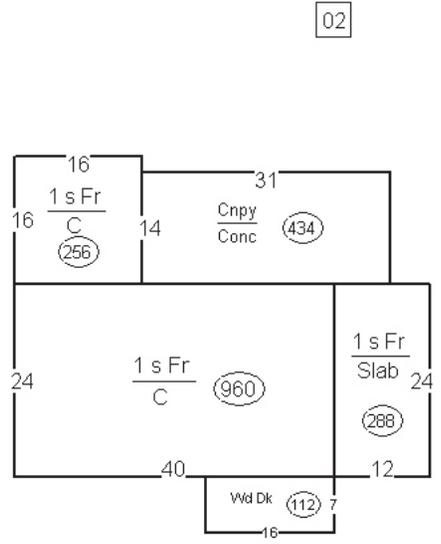
PLUMBING

	#	
3 Fixt. Baths	1	3
Kit Sink	1	1
Water Heat	1	1
TOTAL		5

REMODELING AND MODERNIZATION

Amount	Date
--------	------

IMPROVEMENT DATA



02

03

SPECIAL FEATURES

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
D MAS	3400.00	D	DWELL	0.00		D+1	1976	1976	AV	0.00	Y	0.00	1504	82900	34	0	100	100	54700
D MAS-STK	900.00	02	T3AW	10.00	5	C	1987	1987	AV	14.23	N	12.15	30 X 48	17500	45	0	100	100	9600
		03	T34SO	9.00		D-1	1995	1995	AV	12.50	N	7.37	20 X 24	3540	35	0	100	100	2300

Data Collector/Date
 MT/8/26/2003

Appraiser/Date
 MT/3/1/2003

Neighborhood
 Neigh 4000310 AV

Supplemental Cards
 TOTAL IMPROVEMENT VALUE

66600

40-09-26-300-016.000-003

2140 N BASE Rd

Property Class: 511

Construction	Base Area	Floor	Finished Area Sq Ft	Value
1 Wood frame	1504	1.0	1504	90560
	1216	Crawl	----	6250
TOTAL BASE				96810
Row Type	Adjustment			1.00%
	SUB-TOTAL			96810
	Interior Finish			0
	Ext Lvg Units			0
	Basement Finish			0
	Fireplace(s)			4300
	Heating			0
	Air Conditioning			0
	Frame/Siding/Roof			0
	Plumbing Fixt:	5		0
Sub-TOTAL ONE UNIT				101110
Sub-TOTAL 0 UNITS				101110
Exterior Features				
Description	Value	Garages		
CONCP	1950	0 Integral	0	
CNPY/	1950	0 Att Garage	0	
WDDK	2170	0 Att Carports	0	
		0 Bsmt Garage	0	
Ext Features				6070
Sub-TOTAL				107180
Quality Class/Grade				D+1
GRADE ADJUSTED VALUE				82900

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
D MAS	3400.00	D	DWELL	0.00		D+1	1976	1976	AV	0.00	Y	0.00	1504	82900	34	0	100	100	54700
D MAS-STK	900.00	02	T3AW	10.00	5	C	1987	1987	AV	14.23	N	12.15	30 X 48	17500	45	0	100	100	9600
		03	T34SO	9.00		D-1	1995	1995	AV	12.50	N	7.37	20 X 24	3540	35	0	100	100	2300

2210 N Base Road

2213 N Base Road

2215 N Base Road



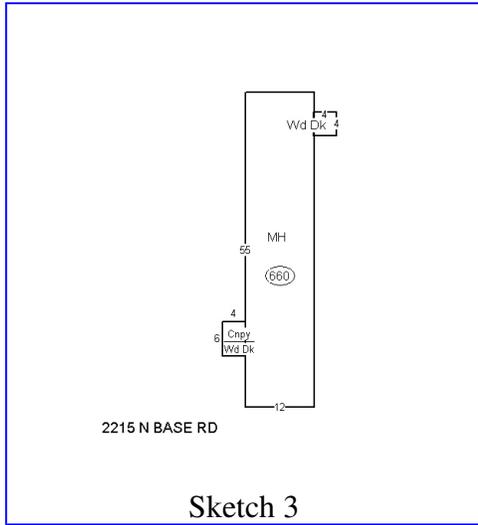
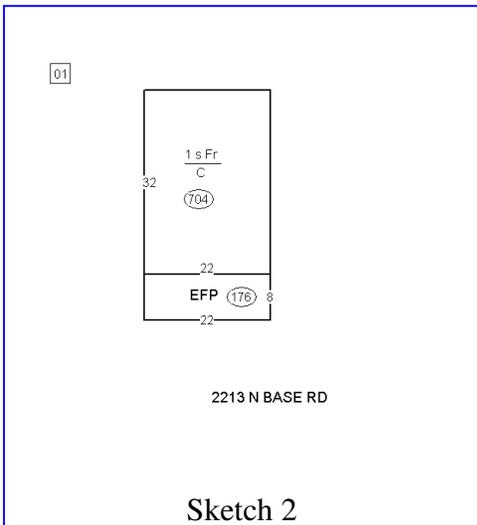
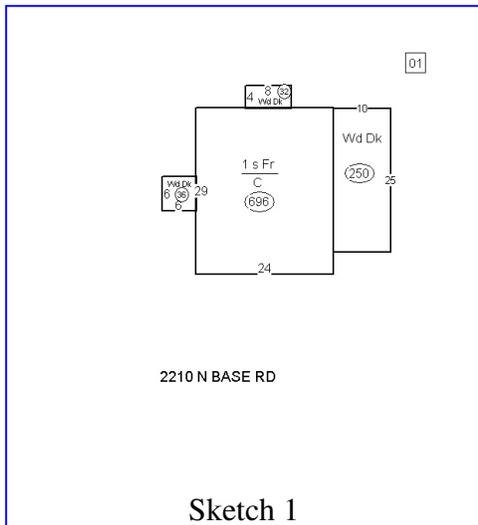
Picture 1



Picture 2



Picture 3



ADMINISTRATIVE INFORMATION

PARCEL NUMBER
40-09-27-400-040.000-003
Parent Parcel Number

OWNERSHIP

Robbins, William L & Betty J
3715 N County Road 600 W
North Vernon, IN 47265
PT SE 1/4 27 7 8 .9

Tax ID 0030081300

Printed 4/3/2013

TRANSFER OF OWNERSHIP

Date	Transfer From	Book/Page-Document	Consideration
07/20/2004	RIESER, MARK L & MARY L	DOC: 2004003865	\$0.00

Property Address
2185 N 2215 BASE RD

Neighborhood
4000310 AGR/RES HOMESITE-RESIDUAL ACRE

Property Class
511 Res 1 fam unplatted 0-9.99 ac

RESIDENTIAL

TAXING DISTRICT INFORMATION

VALUATION RECORD

Jurisdiction 40
Area 003 Center
Corporation N
District 003
Section & Plat 27
Routing Number 9

Assessment Year	03/01/2007	03/01/2007	03/01/2008	03/01/2009	03/01/2010	03/01/2011	03/01/2012	03/01/2012
Reason For Change	17- Miscellaneous	Annual Trending	Annual Trending	19-Annual Adjus	19-Annual Adjus	19-Annual Adjus	09- General Rev	09- General Rev
VALUATION	L 21200	22300	22300	22300	22300	22300	21200	21200
Appraised Value	B 51800	52400	49700	49700	52400	51800	51600	51300
	T 73000	74700	72000	72000	74700	74100	72800	72500
VALUATION	L 21200	22300	22300	22300	22300	22300	21200	21200
True Tax Value	B 51800	52400	49700	49700	52400	51800	51600	51300
	T 73000	74700	72000	72000	74700	74100	72800	72500

Site Description

Topography: Rolling
Public Utilities: Electric
Street or Road: Paved
Neighborhood: Static
Zoning:
Legal Acres: 0.9000

LAND DATA AND CALCULATIONS

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 Value
1 HOMESITE	0.4500		1.00	15000.00	23550.00	10600	L 0%	10600
2 HOMESITE	0.4500		1.00	15000.00	23550.00	10600	L 0%	10600

ChID: Previous parcel_id: 0030081300
MH : 1980 12X57 BAYVIEW

Supplemental Cards

MEASURED ACREAGE 0.9000

Supplemental Cards

TRUE TAX VALUE 21200

FARMLAND COMPUTATIONS

Parcel Acreage 0.9000
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesites(s) [-]
91/92 Excess Acreage [-]

Measured Acreage Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value [+]
Excess Acreage Value [+]

21200

TOTAL ACRES FARMLAND

Supplemental Cards
TOTAL LAND VALUE

21200

TRUE TAX VALUE

PHYSICAL CHARACTERISTICS

Style: 21 1Story 1965-1989 (0-1100)
 Occupancy: Single family
 Story Height: 1.00
 Finished Area: 696
 Attic: None
 Basement: None

ROOFING

Material: Asphalt shingles
 Type:

FLOORING

Sub and joists 1.0
 Carpet 1.0

EXTERIOR COVER

Wood siding 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms: 3
 Bedrooms: 1

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air
 Lower /Bsmt 1 Full Upper Part Upper

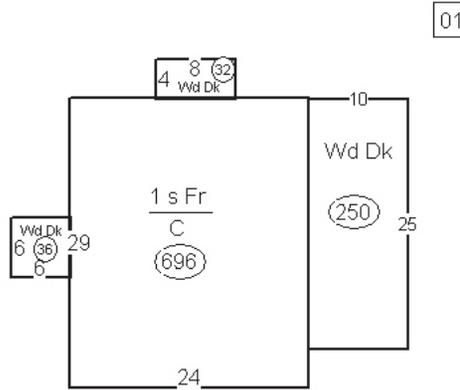
PLUMBING

	#	
3 Fixt. Baths	1	3
Kit Sink	1	1
Water Heat	1	1
TOTAL		5

REMODELING AND MODERNIZATION

Amount	Date
--------	------

IMPROVEMENT DATA



2210 N BASE RD

40-09-27-400-040.000-003
 2185 N 2215 BASE RD
 Property Class: 511

Construction	Base Area	Floor	Finished Area Sq Ft	Value
1 Wood frame	696	1.0	696	55710
	696	Crawl	----	4800

TOTAL BASE		60510
Row Type	Adjustment	1.00%
	SUB-TOTAL	60510
	Interior Finish	0
	Ext Lvg Units	0
	Basement Finish	0
	Fireplace(s)	0
	Heating	0
	Air Conditioning	0
	Frame/Siding/Roof	0
	Plumbing Fixt:	5 0

SUB-TOTAL ONE UNIT		60510
SUB-TOTAL 0 UNITS		60510
Exterior Features	Value	
WDDK	1110	
WDDK	1040	
WDDK	3800	
Garages		
0 Integral		0
0 Att Garage		0
0 Att Carports		0
0 Bsmt Garage		0
Ext Features		5950
SUB-TOTAL		66460
Quality Class/Grade		D
GRADE ADJUSTED VALUE		48380

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
D		01	DWELL	0.00		D	1977	1977	AV	0.00	N	0.00	696	48380	34	0	100	100	31900
			UTLSHED	0.00	1	E	1990	1990	AV	0.00	N	0.00	8 X 12	0	0	SV	100	100	300

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards	TOTAL IMPROVEMENT VALUE	32200
BB/5/23/2002	BB/1/9/2003	Neigh 4000310			

PHYSICAL CHARACTERISTICS

Style: 11 1 Story Pre 1964 (0-1100)
 Occupancy: Single family
 Story Height: 1.00
 Finished Area: 704
 Attic: None
 Basement: None

ROOFING

Material: Asphalt shingles
 Type:

FLOORING

Sub and joists 1.0
 Wood 1.0

EXTERIOR COVER

Wood siding 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms: 3
 Bedrooms: 1

HEATING AND AIR CONDITIONING

Primary Heat: None
 Lower /Bsmt 1 Full Upper 0 Part Upper 0
 None 0 704 0 0

PLUMBING

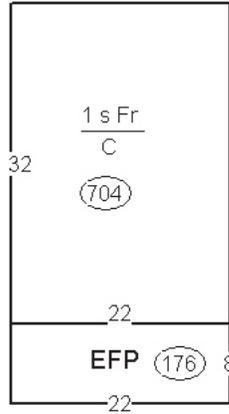
2 Fixt. Baths # 1 2
 TOTAL 2

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA

01



2213 N BASE RD

40-09-27-400-040.000-003
 2185 N 2215 BASE RD

Property Class: 511

Construction	Base Area	Floor	Finished Area Sq Ft	Value
1 Wood frame	704	1.0	704	56120
	696	Crawl	----	4800
TOTAL BASE				60510
Row Type	Adjustment			1.00%
	SUB-TOTAL			60510
	Interior Finish			0
	Ext Lvg Units			0
	Basement Finish			0
	Fireplace(s)			0
	Heating			0
	Air Conditioning			0
	Frame/Siding/Roof			0
	Plumbing Fixt:	5		0
Sub-Total One Unit				60510
Sub-Total 0 Units				60510
Exterior Features				
Description	Value			
EFP	8500			
Garages				
	0 Integral			0
	0 Att Garage			0
	0 Att Carports			0
	0 Bsmt Garage			0
Ext Features				5950
Sub-Total				66460
Quality Class/Grade				D
Grade Adjusted Value				48380

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
D		01	DWELL	0.00		D-2	1955	1955	F	0.00	N	0.00	704	35090	55	0	100	100	15800
			UTLSHED	0.00	1	E	1900	1900	AV	0.00	N	0.00	0	0	0	SV	100	100	200

Data Collector/Date
 BB/5/23/2002

Appraiser/Date
 BB/1/9/2003

Neighborhood
 Neigh 4000310

Supplemental Cards
 TOTAL IMPROVEMENT VALUE

16000

PHYSICAL CHARACTERISTICS

Style: 162 Single 1976 to 1980
 Occupancy: Single family
 Story Height: 1.0
 Finished Area: 0
 Attic: None
 Basement: None

ROOFING

Material: Metal
 Type:

FLOORING

EXTERIOR COVER

INTERIOR FINISH

ACCOMMODATIONS

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper

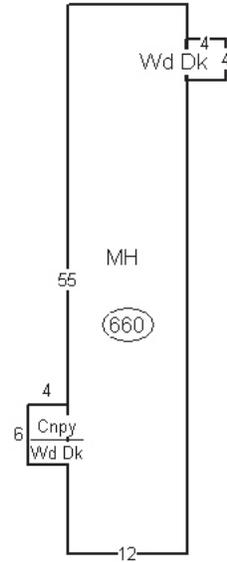
PLUMBING

	#	
3 Fixt. Baths	1	3
Kit Sink	1	1
Water Heat	1	1
TOTAL		5

REMODELING AND MODERNIZATION

Amount	Date

IMPROVEMENT DATA



2215 N BASE RD

40-09-27-400-040.000-003

2185 N 2215 BASE RD

Property Class: 511

Construction	Base Area	Floor	Finished Area Sq Ft	Value
	696	Crawl	----	4800
TOTAL BASE				60510
Row Type	Adjustment			1.00%
	SUB-TOTAL			60510
	Interior Finish			0
	Ext Lvg Units			0
	Basement Finish			0
	Fireplace(s)			0
	Heating			0
	Air Conditioning			0
	Frame/Siding/Roof			0
	Plumbing Fixt:	5		0
SUB-TOTAL ONE UNIT				60510
SUB-TOTAL 0 UNITS				60510
Exterior Features				
Description	Value	Garages		
WDDK	580	0 Integral	0	
WDDK	860	0 Att Garage	0	
CNPY/	190	0 Att Carports	0	
		0 Bsmt Garage	0	
Ext Features				5950
SUB-TOTAL				66460
Quality Class/Grade				D
GRADE ADJUSTED VALUE				48380

SPECIAL FEATURES

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
M SKLF	783.00	M	MHOME	0.00	D+2		1980	1980	F	32.73	Y	26.80	12 X 55	19670	90	0	100	100	2000

SUMMARY OF IMPROVEMENTS

Data Collector/Date
 BB/5/23/2002

Appraiser/Date
 BB/1/9/2003

Neighborhood
 Neigh 4000310

Supplemental Cards
 TOTAL IMPROVEMENT VALUE

2000