

BLACKCREEK TWP / PARKWAY SD

01-27-100-001

Property Class: 110

Neighborhood
009011-A100

Map: 08

Block: 01

Card: 04

Bk: Pg:

01-034900.0000

BIXLER FREDERICK L TRUSTEE

BIXLER FREDERICK L TRUSTEE
325 FOREST PARK DR APT/SUITE 9
BERNE, IN 46711

LEGAL INFORMATION

N END W 1/2 SW & SW NW

RTS: 001-04-27
Acres:47.9360

**QUALIFIED CREDITS: CAUV:
07005: 2023**

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	BIXLER FREDERICK L	325 FOREST PARK DR	BERNE	IN	46711	03/07/2023	636,200	WDC : 116	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	HUMBERT LARRY, DOHONEY	70 PATRICIA LN	CHRISTIANSBURG	VA	24073	06/13/2022	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>
3	RICH DIANE ETAL	163 ST RTE 707	WILLSHIRE	OH	45898	09/21/2007	0	QCE : X : 0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: RK DATE: 03/30/2004 TIME: 12:17:46 PM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS				PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED	<input checked="" type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	WABASH RD, ROCKFORD		
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT		
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. Ex Front	<input type="checkbox"/> H. VACANCY	TY2022:Net Gen=\$908.12, Other		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT	Assessment=\$14.36		
<input type="checkbox"/> CURBS	<input type="checkbox"/> STANDARD	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU	DE17 CRP LAND 4.4 AC		

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
CR:Crop Land TOTAL	A 46.8580	11,625	2,725			551,980	129,050
0029	A 16.2850	12,150	2,740			197,860	44,620
0013	A .7630	10,950	2,350			8,350	1,790
0074	A 9.6250	11,400	2,500			109,730	24,060
0087	A 6.9170	12,450	3,560			86,120	24,620
0023	A 2.1720	11,550	2,660			25,090	5,780
0024	A 11.0960	11,250	2,540			124,830	28,180
RD:Road	A .6030	0	0			0	0
WO:Woods:0029	A .4750	6,480	850			3,080	400
Total Acres: 47.9360					TOTAL	555,060	129,450

DE22 RMV CRP FOR NON-RENEWAL
DE23 CORR AC PER SURVEY

VALUATION SUMMARY								
VALUE YEAR	2023	2023	2023	2023	2022	2022	2020	2020
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	CAUV	MISC	CAUV	RAPP
APPRAISED	129,450	555,060	62,250	422,530	62,120	421,630	57,550	421,630
VALUE	0	0	0	0	0	0	0	0
TOTAL	129,450	555,060	62,250	422,530	62,120	421,630	57,550	421,630
ASSESSED	45,310	194,270	21,790	147,890	21,740	147,570	20,140	147,570
VALUE	0	0	0	0	0	0	0	0
TOTAL	45,310	194,270	21,790	147,890	21,740	147,570	20,140	147,570
POTENTIAL RECOUP	2022=5267.53, 2021=5235.22, 2020=5311.04: Total=15813.79							

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE	SKETCH														
<input type="checkbox"/> SF	<input type="checkbox"/> DU	<input type="checkbox"/> TR	<input type="checkbox"/> WOOD																			
<input type="checkbox"/> CONVERSION			<input type="checkbox"/> STUCCO																			
BUILDING TYPE			<input type="checkbox"/> ALM/VYNL																			
<input type="checkbox"/> MOBILE HOME			<input type="checkbox"/> CONC BLK																			
<input type="checkbox"/> BI/TR LEVEL			<input type="checkbox"/> METAL																			
<input type="checkbox"/> MOD/MAN			<input type="checkbox"/> BRICK																			
<input type="checkbox"/> _____			<input type="checkbox"/> STONE																			
ROOFING		ROOF TYPE																				
<input type="checkbox"/> METAL		<input type="checkbox"/> GABLE																				
<input type="checkbox"/> SLT/TLE		<input type="checkbox"/> HIP																				
<input type="checkbox"/> SHINGLES		<input type="checkbox"/> GAMBREL																				
<input type="checkbox"/> SHAKES		<input type="checkbox"/> MANSARD																				
<input type="checkbox"/> COMPOSITE		<input type="checkbox"/> FLAT																				
FLOORS		B	1	2	3	U	SUBTOTAL											0				
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #											0				
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%														
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.														
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #	0														
INT. FINISH		B	1	2	3	U	HEATING	0 S.F.														
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.														
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0														
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0														
ACCOMMODATIONS								EXTRA FEATURES	0													
# OF ROOMS							SUBTOTAL	0														
BEDROOMS							GRADE FACTOR	%														
FIREPLACES							UNADJUSTED VALUE	0														
HEAT & AC	B	1	2	3	U		FACTOR	%														
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		DWELLING			SK												
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1															
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2															
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		3															
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		4															
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		5															
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		6															
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		7															
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		8															
PLUMBING			BASE		<input type="checkbox"/>		9															
X FULL BATH							10															
X HALF BATH							11															
X FIXTURES																						
TOTAL																				0		
COMMENTS																						

01-034900.0000

TOTAL 0

COMMENTS

Property Class: 110

Neighborhood
009011-A100

Map: 08
Block: 01
Card: 04

Bk: Pg:

BLACKCREEK TWP / PARKWAY SD

01-27-100-001

01-034900.0000

LEGAL INFORMATION

N END W 1/2 SW & SW NW

**QUALIFIED CREDITS: CAUV:
07005: 2023**

RTS: 001-04-27
Acres:47.9360

BIXLER FREDERICK L TRUSTEE

BIXLER FREDERICK L TRUSTEE
325 FOREST PARK DR APT/SUITE 9
BERNE, IN 46711

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	HUMBERT ROBERT E &	10722 WABASH RD	ROCKFORD	OH	45882	06/16/1999	0	: X : 0	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X: TTO LISTER: RK DATE: 03/30/2004 TIME: 12:17:46 PM LETTER LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	PROPERTY LOCATION
<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD	<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> C. Ex Front <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> F. RESTRICT <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> J. OTHER/CDU
					WABASH RD, ROCKFORD
COMMENT					

LAND COMPUTATIONS

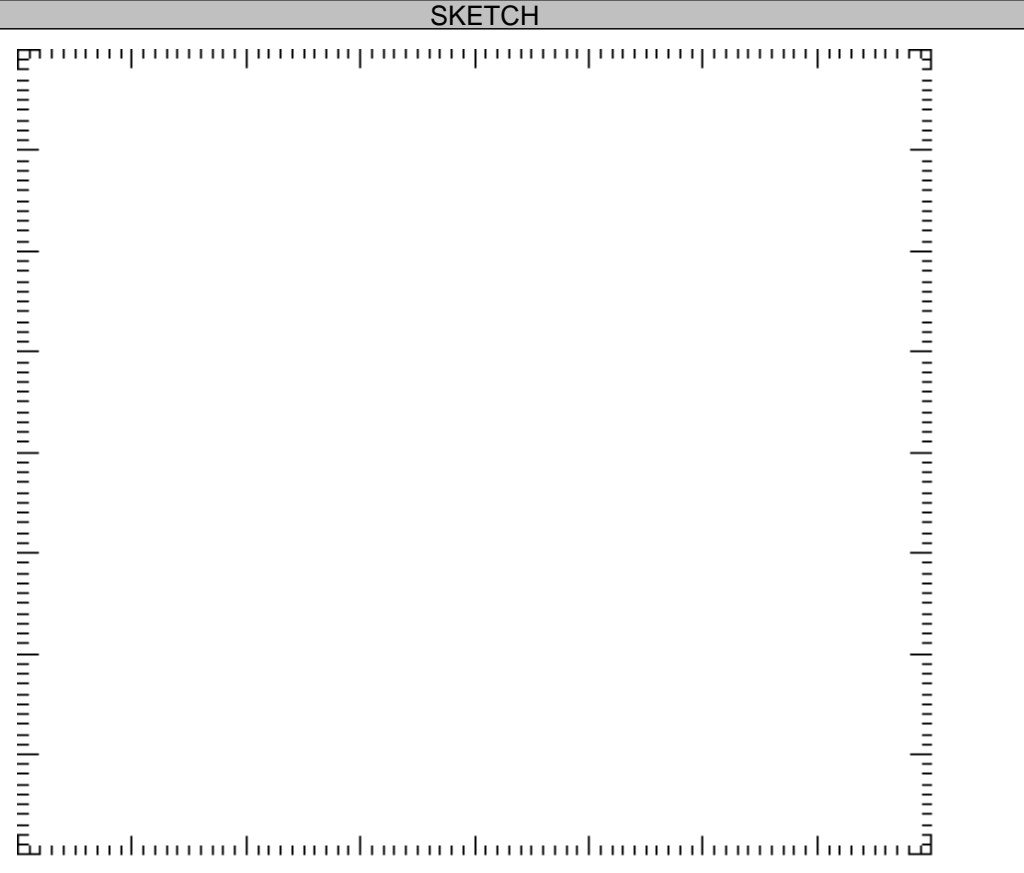
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE	C
Total Acres: 47.9360					TOTAL	555,060	129,450	

VALUATION SUMMARY

VALUE YEAR	2018	2018	2018	2018	2017	2017		
REASON FOR CHANGE	CAUV	RAPP	CAUV	MISC	CAUV	RAPP		
APPRAISED VALUE	93,670	407,460	102,140	407,460	102,140	407,460		
	IMPR	0	0	0	0	0		
	TOTAL	93,670	407,460	102,140	407,460	102,140	407,460	
ASSESSED VALUE	32,780	142,610	35,750	142,610	35,750	142,610		
	IMPR	0	0	0	0	0		
	TOTAL	32,780	142,610	35,750	142,610	142,610		
POTENTIAL RECOUP	2022=5267.53, 2021=5235.22, 2020=5311.04: Total=15813.79							

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SF <input type="checkbox"/> DU <input type="checkbox"/> TR	<input type="checkbox"/> WOOD				
<input type="checkbox"/> CONVERSION	<input type="checkbox"/> STUCCO				
BUILDING TYPE	<input type="checkbox"/> ALM/VYNL				
<input type="checkbox"/> MOBILE HOME	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> BI/TR LEVEL	<input type="checkbox"/> METAL				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> BRICK				
<input type="checkbox"/> _____	<input type="checkbox"/> STONE				
ROOFING	ROOF TYPE				
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP				
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				

FLOORS	B	1	2	3	U	SUBTOTAL	VALUE
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0	0
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MULTI-FAMILY #	0
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BUILDING TYPE	000%
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH	0 S.F.
						FIREPLACE #	0
INT. FINISH	B	1	2	3	U	HEATING	0 S.F.
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND	0 S.F.
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING #	0
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS	0
ACCOMMODATIONS						EXTRA FEATURES	0
# OF ROOMS						SUBTOTAL	0
BEDROOMS						GRADE FACTOR	%
FIREPLACES						UNADJUSTED VALUE	0
HEAT & AC	B	1	2	3	U	FACTOR	%
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
PLUMBING						BASE	<input type="checkbox"/>
X FULL BATH							
X HALF BATH							
X FIXTURES							



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING		SK											
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													

01-034900.0000

TOTAL 0

COMMENTS