

General Information

Parcel Number 02-20-08-200-003.000-055
Local Parcel Number 23-0008-0012

Tax ID:

Routing Number - - -

Property Class 100 Vacant Land

Year: 2025

Location Information

County Allen
Township MONROE TOWNSHIP
District 055 (Local 023) 055 MONROE (23)
School Corp 0255 EAST ALLEN COUNTY
Neighborhood 551017-055 AG/RURAL RES HOMESITES 01 0
Section/Plat 0008
Location Address (1) HOFFMAN RD MONROEVILLE, IN 46773

Ownership

OShaughnessey Farms Inc
10815 Lortie Rd
Monroeville, IN 46773

Legal

W 10 A E of W 60 A W 1/2 NE 1/4 Sec 8 Ex N 260'



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include dates 06/11/2015, 12/15/2003, 01/01/1900 and owners OShaughnessey Farm, Flener Richard J & Ro, FLENER RICHARD J.

Notes

Notes section (empty)

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Values include \$20,000, \$19,100, \$15,900, \$12,600, \$10,800.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: 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. Rows for lots 4 and 81.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Other

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Review Group 2023

Data Source N/A

Collector 03/02/2023 mxreaa

Appraiser 03/02/2023 mxreaa

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (9.02), Actual Frontage (0), Developer Discount, Parcel Acreage (9.02), 81 Legal Drain NV (0.67), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (8.35), Farmland Value (\$20,030), Measured Acreage (8.35), Avg Farmland Value/Acre (2399), Value of Farmland (\$20,030), Classified Total (\$0), Farm / Classified Value (\$20,000), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$20,000), CAP 3 Value (\$0), Total Value (\$20,000).

