

66-09-29-400-032.001-017

General Information

Parcel Number
66-09-29-400-032.001-017

Local Parcel Number
0170139200

Tax ID:

Routing Number

Property Class 100
Vacant Land

Year: 2024

Location Information

County
Pulaski

Township
VAN BUREN TOWNSHIP

District 017 (Local 017)
Van Buren Township

School Corp 6620
EASTERN PULASKI COMMUNITY

Neighborhood 917002-017
Ag/Res (017)

Section/Plat
29

Location Address (1)
2539 E 850S
STAR CITY, IN 46985

Zoning

Subdivision

Lot

Market Model
917002-017 - Ag/Res

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Unpaved ☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, October 10, 2024

Review Group 2023

ALLEN, TIMOTHY R. & ALLEN, C

Ownership

ALLEN, TIMOTHY R. & ALLEN, CRAIG
8917 S 100 E
STAR CITY, IN 46985

Legal

017-01392-00 FRAC PT W.2 SE SEC 29 15.427A
(538) DICKEY CR (676) WESTON



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

2024	Assessment Year	2024	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/23/2024	As Of Date	06/25/2024	01/01/2024	04/04/2023	03/18/2022	03/12/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☐	☐	☐
\$23,400	Land	\$23,400	\$23,400	\$19,500	\$15,400	\$13,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$23,400	Land Non Res (2)	\$23,400	\$23,400	\$19,500	\$15,400	\$13,300
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$23,400	Total	\$23,400	\$23,400	\$19,500	\$15,400	\$13,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$23,400	Total Non Res (2)	\$23,400	\$23,400	\$19,500	\$15,400	\$13,300
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
4	A	BCB	0	4.8271	0.60	\$2,280	\$1,368	\$6,603	0%	1.0000	0.00	100.00	0.00	\$6,600
4	A	BD	0	1.5148	0.85	\$2,280	\$1,938	\$2,936	0%	1.0000	0.00	100.00	0.00	\$2,940
4	A	CHC	0	4.4138	0.50	\$2,280	\$1,140	\$5,032	0%	1.0000	0.00	100.00	0.00	\$5,030
4	A	NF	0	4.4034	0.85	\$2,280	\$1,938	\$8,534	0%	1.0000	0.00	100.00	0.00	\$8,530
4	A	PLB	0	.2679	0.51	\$2,280	\$1,163	\$312	0%	1.0000	0.00	100.00	0.00	\$310

2539 E 850S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/20/2017	ALLEN, TIMOTHY R.	20172022	WD	/	\$68,850	I
11/20/2017	BUTTON, TODD	20172022	Wa	/		I
04/11/2005	BUTTON, TODD	20050735	QC	2005/0735		I
01/01/1900	BUTTON, TODD & BR		WD	/		I

100, Vacant Land

Agricultural

Ag/Res (017) /917002-0 1/2

Notes

2/1/2055 001: PACKET 35/#16
10/24/2022 23/24 CR: 10/19/22 MR - No changes.
1/11/2019 Land Rate Change: 19 Pay 20 Land Rate Adjusted to \$12,000 for all homesite land types and \$3,200 for excess land types.
7/25/2018 19PAY20 CR: 19p20 - 7/12/18 MR - NO CHANGES.
2/1/2018 SPLIT: 18P19 SPLIT 15.427A FROM 66-09-29-400-008.001-017 BUTTON, TODD A. TO 66-09-29-400-032.001-017 ALLEN, TIMOTHY R. & ALLEN, CRAIG T. AS EQUAL TENANTS IN COMMON ON 11/20/17 FOR \$68,850; DEED 20172022; SURVEY 20171759

Land Computations

Calculated Acreage	15.43
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	15.43
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	15.43
Farmland Value	\$23,410
Measured Acreage	15.43
Avg Farmland Value/Acre	1517
Value of Farmland	\$23,400
Classified Total	\$0
Farm / Classified Value	\$23,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$23,400
CAP 3 Value	\$0
Total Value	\$23,400

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

20172022 WAR \$25.00
11/20/2017 03:07:06P 4 PGS
SUSAN J. FOX
PULASKI County Recorder IN
Recorded as Presented

NOV 20 2017

Laura Wheeler

AUDITOR PULASKI COUNTY INDIANA

WARRANTY DEED

Parcel No.(s) ~~66-09-29-400-009.000-017~~ *New Split Combination #*
~~66-09-29-400-027.001-017~~ *66-09-29-400-032.001-017*

This Indenture witnesseth that TODD BUTTON of Pulaski County in the State of Indiana, Convey(s) and Warrant(s) to TIMOTHY R. ALLEN AND CRAIG T. ALLEN, AS EQUAL TENANTS IN COMMON of Pulaski County in the State of Indiana for and in consideration of Ten and 00/100 Dollars (\$ 10.00) and other valuable consideration, the receipt whereof is hereby acknowledged the following Real Estate situated in Pulaski County in the State of Indiana, to-wit:

A fractional part of the West Half of the Southeast Quarter of Section 29 Township 29 North, Range 1 West, Van Buren Township, Pulaski County, Indiana, more fully described as follows: Commencing at a re-rod with a "Seth White" identification cap found in County Road 850 South that marks the Northwest corner of said Southeast Quarter said re-rod marks the Northeast corner of a 10.023 acre parcel described in Instrument #20161859 and as shown on a survey recorded in Instrument #20011752 said re-rod is referenced by the following three monuments: (1) A railroad spike found in the intersection of County Roads 850 South and 200 East that marks the Northwest corner of the Southwest Quarter of said Section 29 North 89 degrees 09 minutes 37 seconds West 2627.01 feet, (2) A railroad spike found in the intersection of County Roads 850 South and 300 East that marks the Northeast corner of said Southeast Quarter South 89 degrees 09 minutes 48 seconds East 2619.77 feet and (3) The North center of a railroad iron post found South 01 degrees 38 minutes 28 seconds East 17.96 feet; thence South 00 degrees 21 minutes 18 seconds East 1657.19 feet along the East line of said 10.023 acre parcel to the Southeast corner of said 10.023 acre parcel being the Northeast corner of an existing 26.221 acre parcel as described in Instrument #20002553; thence South 00 degrees 21 minutes 18 seconds East 328.58 feet along the East line of said 26.221 acre parcel to a point referenced by the top center of a railroad iron post found South 88 degrees 49 minutes 58 seconds East 1.47 feet; thence South 88 degrees 49 minutes 58 seconds East 386.02 feet along an existing fence line and extension thereof to the place of beginning that is referenced by the following two monuments; (1) The top center of a 6 inch round wood post found North 02 degrees 43 minutes 57 seconds East 0.65 feet and (2) the West center of a railroad tie post found South 02 degrees 43 minutes 57 seconds West 0.48 feet; thence North 02 degrees 43 minutes 57 seconds East 950.49 feet along an existing

fence line and extension thereof to the top center of an existing 6 inch round wood post; thence South 86 degrees 02 minutes 39 seconds East 152.55 feet along an existing fence line to a 3/4 inch black pipe set with plastic identification cap stamped "Newport Surveying #LS20600042 R. Logan, Logansport, In" (hereafter referred to as pipe set); thence South 86 degrees 02 minutes 39 seconds East 109.53 feet along an existing fence line to the top center of an existing 6 inch round wood post; thence North 00 degrees 47 minutes 05 seconds East 416.78 feet along an existing fence line to the top center of an existing 6 inch round wood post; thence North 81 degrees 14 minutes 40 seconds East 33.43 feet along an existing fence line to a pipe set on the West line of an existing 5.98 acre parcel described in Instrument #20100447; thence North 81 degrees 14 minutes 40 seconds East 88.67 feet along an existing fence line to the top center of an existing 6 inch round wood post; thence North 01 degrees 06 minutes 54 seconds East 85.00 feet along an existing fence line to a pipe set, said pipe is referenced by the top center of a 6 inch round wood post found North 01 degrees 06 minutes 54 seconds East 14.18 feet; thence South 79 degrees 12 minutes 31 seconds East 159.90 feet to a pipe set said pipe is referenced by the North center of a railroad iron post found North 00 degrees 09 minutes 13 seconds West 210.06 feet; thence South 00 degrees 09 minutes 13 seconds East 1433.85 feet along an existing fence line to the top center of an existing railroad iron post; thence North 88 degrees 49 minutes 58 seconds West 595.86 feet along an existing fence line to the place of beginning, containing 15.427 acres, more or less.

The above described parcel is together with an easement for ingress and egress, being more fully described as follows: A fractional part of the West Half of the Southeast Quarter of Section 29, Township 29 North, Range 1 West, Van Buren Township, Pulaski County, Indiana, more fully described as follows: Commencing at a re-rod with a "Seth White" identification cap found in County Road 850 South that marks the Northwest corner of said Southeast Quarter, said re-rod marks the Northeast corner of a 10.023 acre parcel described in Instrument #20161859 and as shown on a survey recorded in Instrument #20011752, said re-rod is referenced by the following 3 monuments: (4) A railroad spike found in the intersection of County Roads 850 South and 200 East that marks the Northwest corner of the Southwest Quarter of said Section 29 North 89 degrees 09 minutes 37 seconds West 2627.01 feet; (5) A railroad spike found in the intersection of County Roads 850 South and 300 East that marks the Northeast corner of said Southeast Quarter South 89 degrees 09 minutes 48 seconds East 2619.77 feet and (6) The North center of a railroad iron post found South 01 degrees 38 minutes 28 seconds East 17.96 feet; thence South 00 degrees 21 minutes 18 seconds East 1657.19 feet along the East line of said 10.023 acre parcel to the Southeast corner of said 10.023 acre parcel being the Northeast corner of an existing 26.221 acre parcel

as described in Instrument #20002553; thence South 00 degrees 21 minutes 18 seconds East 328.58 feet along the East line of said 26.221 acre parcel to a point referenced by the top center of a railroad iron post found South 88 degrees 49 minutes 58 seconds East 1.47 feet; thence South 88 degrees 49 minutes 58 seconds East 386.02 feet along an existing fence line and extension thereof to a point referenced by the following 2 monuments: (3) the top center of a 6 inch round wood post found North 02 degrees 43 minutes 57 seconds East 0.65 feet and (4) the west center of a railroad tie post found South 02 degrees 43 minutes 57 seconds West 0.48 feet; thence North 02 degrees 43 minutes 57 seconds East 950.49 feet along an existing fence line and extension thereof to the top center of an existing 6 inch round wood post; thence South 86 degrees 02 minutes 39 seconds East 152.55 feet along an existing fence line to a 3/4 inch black pipe set with plastic identification cap stamped "Newport Surveying #LS20500042 R. Logan, Logansport, In" (hereafter referred to as pipe set); thence South 86 degrees 02 minutes 39 seconds East 109.53 feet along an existing fence line to the top center of an existing 6 inch round wood post; thence North 00 degrees 47 minutes 05 seconds East 416.78 feet along an existing fence line to the top center of an existing 6 inch round wood post; thence North 81 degrees 14 minutes 40 seconds East 33.43 feet along an existing fence line to a pipe set on the West line of an existing 5.98 acre parcel described in Instrument #20100447; thence North 81 degrees 14 minutes 40 seconds East 88.67 feet along an existing fence line to the top center of an existing 6 inch round wood post; thence North 01 degrees 06 minutes 54 seconds East 85.00 feet along an existing fence line to a pipe set, said pipe is the place of beginning and is referenced by the top center of a 6 inch round wood post found North 01 degrees 06 minutes 54 seconds East 14.18 feet; thence South 79 degrees 12 minutes 31 seconds East 36.12 feet; thence North 30 degrees 01 minutes 41 seconds West 71.78 feet; thence North 10 degrees 01 minutes 59 seconds East 57.72 feet; thence North 12 degrees 16 minutes 49 seconds West 37.29 feet; thence North 00 degrees 22 minutes 20 seconds East 52.68 feet to a point on the North line of said Southeast Quarter said point is located in County Road 850 South; thence North 89 degrees 37 minutes 40 seconds West 20.00 feet; thence South 00 degrees 22 minutes 20 seconds West 54.90 feet; thence South 12 degrees 16 minutes 49 seconds East 35.56 feet; thence South 10 degrees 01 minutes 59 seconds West 61.06 feet; thence South 30 degrees 01 minutes 41 seconds East 43.32 feet to the top center of an existing 6 inch round wood post; thence South 01 degrees 06 minutes 54 seconds West 14.18 feet along an existing fence line to the place of beginning, containing 0.101 acres, more or less.

Subject to easements and restrictions of record.

Dated this 17th day of November, 2017.

In Witness Whereof, the said grantor, aforesaid, has hereto set their hand and seal this 17th day of November, 2017.

Todd Button
Todd Button

State of Indiana; County of Pulaski; ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 17th day of November, 2017, TODD BUTTON personally appeared and acknowledged the execution of the foregoing deed. In witness, whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 02/25/21

KYLE D. SOMMERS
NOTARY PUBLIC
RESIDENT OF FULTON COUNTY, IN
MY COMMISSION EXPIRES 2/25/2021

Kyle D. Sommers

Kyle D. Sommers, Notary Public
Resident of: Fulton Co., IN

Grantee's street or 911 address: 2629 E 850 S, Star City, IN 46985

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law Timothy Murray.

This Instrument Prepared by Timothy Murray, Attorney at Law,
107 E. Main Street, Winamac, IN 46996

Mail Tax Statements To: Timothy R. Allen and Craig T. Allen, as equal tenants in common
3917 S 100 E, Star City, IN 46985