

ADMINISTRATIVE INFORMATION

PARCEL NUMBER  
86-02-21-300-015.001-001

Parent Parcel Number

Property Address  
5298 E 700 N

Neighborhood  
9100001 ADAMS TOWNSHIP HOMESITES

Property Class  
511 Res 1 fam unplatted 0-9.99 ac

TAXING DISTRICT INFORMATION

Jurisdiction 86

Area 001

Corporation N

District 001

Section & Plat 21

Routing Number 02-21-000-002

OWNERSHIP

Caudill Brian  
2976 Saddle Trek Rd  
DECATUR, IL 62521

001-00031-01 PT SE 1/4 OF SW 1/4 21-23-7 1.99 AC KICKAPOO CONSV

Tax ID 0010003101

TRANSFER OF OWNERSHIP

Date	Transfer From	Book/Page-Document	Consideration
04/02/2013	Akers Matt E	Bk: - Pg:	\$56,000.00
10/27/2009	LSF6 MERCURY REO INVESTMENTS	DOC: I-3	\$38,300.00
04/12/2009	SMITH MATTHEW & AMANDA	DOC: I-3	\$10.00
11/17/2004	ISHMIEL KARY	Bk: - Pg:	\$73,100.00
01/06/1998	ANDERSON J MALCOLM TRUST ETAL	Bk: - Pg:	\$43,250.00

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2020	01/01/2020	01/01/2021	01/01/2021	01/01/2022	01/01/2022	01/01/2023	01/01/2023
Reason For Change	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme
VALUATION	L	25900	25900	25900	25900	25900	25900	25900	25900
Appraised Value	B	69200	69200	69200	69200	73800	73800	75400	75400
	T	95100	95100	95100	95100	99700	99700	101300	101300
VALUATION	L	25900	25900	25900	25900	25900	25900	25900	25900
True Tax Value	B	69200	69200	69200	69200	73800	73800	75400	75400
	T	95100	95100	95100	95100	99700	99700	101300	101300

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
1	9 - HOMESITE		1.0000		1.00	22500.00	22500.00	22500		22500
3	91 - RES EXCESS ACREAGE		0.9900		1.00	3400.00	3400.00	3370		3370

11RS: CHNGED COND OF DWELL FROM F TO AV. JKM  
15RE: REASSESSMENT  
MEMO:  
PARCEL WAS PROFESSIONALLY APPRAISED - APPRAISER  
NOTIFIED TAXPAYER THAT WE HAD HOUSE ON WITH  
FINISHED ATTIC AND IT IS UN-FINISHED. CORRECTED  
FOR 2007 PAY 2008. JKR

Supplemental Cards

MEASURED ACREAGE 1.9900

FARMLAND COMPUTATIONS

Parcel Acreage 1.9900  
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 25870

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

Classified Land Total  
Homesite(s) Value [+]  
Excess Acreage Value [+]  
22500  
3370

Supplemental Cards  
TOTAL LAND VALUE

25900

## PHYSICAL CHARACTERISTICS

Style: 11 1 Story W/O Unfin Attic  
 Occupancy: Single family  
 Story Height: 1.0  
 Finished Area: 1748  
 Attic: 1/4 Finished  
 Basement: None

## ROOFING

Material: Asphalt shingles  
 Type:

## FLOORING

Wood 1.0  
 Sub and joists 1.0 , A

## EXTERIOR COVER

Wood siding 1.0 ,A

## INTERIOR FINISH

Drywall 1.0 ,A

## ACCOMMODATIONS

Finished Rooms: 6  
 Bedrooms: 3

## HEATING AND AIR CONDITIONING

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

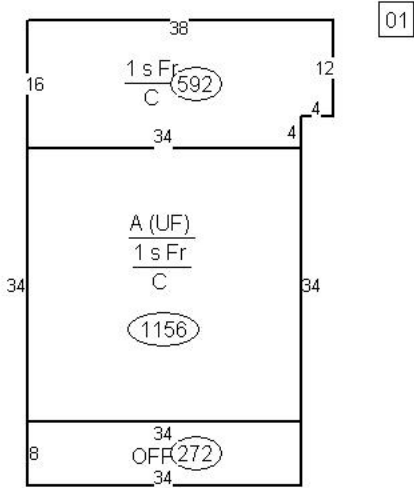
## PLUMBING

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

## REMODELING AND MODERNIZATION

Amount	Date

## IMPROVEMENT DATA



86-02-21-300-015.001-001  
 5298 E 700 N

Property Class: 511

	Construction	Base Area	Floor	Finished Area Sq Ft	Value
1	Wood frame	1748	1.0	1748	113790
1	Wood frame	1156	Attic	0	6870
		1748	Crawl	----	7750

TOTAL BASE 128410

Row Type	Adjustment	1.00%
SUB-TOTAL		128410

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

Exterior Features	SUB-TOTAL ONE UNIT	128410
Description Value	SUB-TOTAL 0 UNITS	128410

OFF 9670	Garages	0	Integral	0
		0	Att Garage	0
		0	Att Carports	0
		0	Bsmt Garage	0
	Ext Features	9670		

SUB-TOTAL 138080

Quality Class/Grade

GRADE ADJUSTED VALUE 114330

## 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 DETGAR		D 01	DWELL DETGAR	1.00		D+2	1915	1915	AV	0.00	N	0.00	2904	114330	50	0	110	100	62900
				8.00	1	C	1966	1966	AV	29.49	N	27.13	24 X 30	19530	40	0	100	100	11700

Data Collector/Date  
 CF/6/13/2022

Appraiser/Date  
 CF/6/13/2022

Neighborhood  
 Neigh 9100001

Supplemental Cards  
 TOTAL IMPROVEMENT VALUE

74600

130439  
WARREN COUNTY, IN  
RECORDER OF DEEDS  
MELLISA DRAKE  
RECORDED ON  
04/02/2013 11:43:07AM  
WARRANTY DEED  
REC FEE: \$18.00  
PAGES: 2

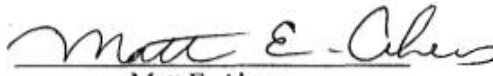
**WARRANTY DEED**  
**Parcel No. 86-02-21-300-015.001-001.**

**THIS INDENTURE WITNESSETH**, That Matt E. Akers, of Warren County, State of Indiana ("Grantor"), **CONVEYS AND WARRANTS** to Brian Caudill, of Warren County, State of Indiana ("Grantee"), for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situate in Warren County, in the State of Indiana, to-wit:

Part of the Southeast quarter of the Southwest Quarter of Section twenty-one (21), Township twenty-three (23) North, Range Seven (7) West, Adams Township, Warren County, Indiana, described as follows: Commencing at the Southeast corner of the Southeast quarter of the Southwest quarter (rebar set); thence North eighty-nine degrees zero minutes (89°00') West along the quarter-quarter line and on the County road nine hundred fifty-eight and three tenths (958.3) feet to a railroad spike buried for the point of beginning; thence continue along the quarter-quarter line North eighty-nine degrees zero minutes (89°00') West three hundred seventy-seven and zero tenths (377.0) feet to a railroad spike buried (corner post 24 feet North); thence North zero degrees zero minutes (00°00') East assumed bearing, along the quarter-quarter line and an old fence, two hundred thirty and zero tenths (230.0) feet to a steel post set; thence South eighty-nine degrees zero minutes (89°00') East three hundred seventy-seven and zero tenths (377.0) feet to an iron pipe set; thence South zero degrees zero minutes (00°00') West two hundred thirty and zero tenths (230.0) feet to the point of beginning. Said described tract contains one and ninety-nine hundredths (1.99) acres, more or less.

Grantor hereby recites that the above-described real estate is not "property" within the meaning of the Indiana Responsible Property Transfer Law.

**IN WITNESS WHEREOF**, Grantor has executed this Warranty Deed this 30 day of November, 2009.

  
Matt E. Akers

STATE OF INDIANA     )  
                                      ) SS:  
COUNTY OF WARREN    )

Before me, a Notary Public in and for said County and State, this 30 day of November, 2009, personally appeared Matt E. Akers, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal.

  
Cindy Williams, Notary Public  
Residing in Warren County, IN

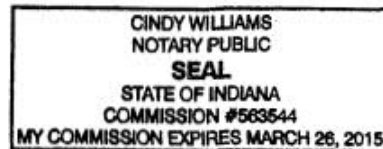
My Commission Expires:  
March 26, 2015.

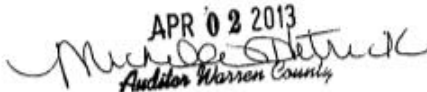
Send tax statements to Grantee at:

5298 E 700 N.  
Pine Village IN

This instrument was prepared by John A. Larson, Attorney at Law, P.O. Box 96, Williamsport, IN 47993.

I affirm under the pains and penalties of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Attest: John A. Larson



Duly Entered for Taxation  
APR 02 2013  
  
Auditor Warren County



Criteria: Party Name = CAUDILL BRIAN

Last Indexed Date: 02/21/2025

Last Verified Date: 02/21/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/16/2022	12/06/2022	221637	MORTGAGE...	CAUDILL BRIAN		MORTGAGEE
04/02/2013	03/27/2013	130440	MORTGAGE	CAUDILL BRIAN L		GRANTOR
04/02/2013	11/30/2009	130439	WARRANTY...	CAUDILL BRIAN		GRANTEE

Results found: 3

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