

36+ ACRES 2 TRACTS | WASHINGTON CO. HOME & BARNS MULTIPAR ONLINE AUCTION

11250 E. STATE ROAD 160 SALEM, IN 47167

- ONLINE BIDDING ENDS —

TUESDAY, JUNE 3 @ 6:00 PM





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS 36.64 ACRES - 2 TRACTS - 11250 E. STATE ROAD 160, SALEM, IN 47167 BIDDING ENDS: TUESDAY, JUNE 3, 2025 AT 6:00 PM ET *

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. (Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000).

MULTIPAR AUCTION METHOD

The multipar auction method is used to sell multiple parcels of real property at auction. Throughout the auction, the buyer maintains maximum choice and control to bid on the specific parcel or combination of parcels they are interested in. Buyers can bid on individual parcels, a combination of parcels, or the entire property. The final sales price is determined by the combination which realizes the highest bid. For a new bid on a single lot or combination, the overall total must increase by a minimum of \$1,000.

COMBINATION BIDDING

Combination bidding begins on Tuesday, May 27 at 6:00 PM (ET).

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online, please call our office for assistance @ 812-944-0217.

NO MAX BID FEATURE

There is no maximum bid feature in a multipar auction. Any posted bid will increase to the bid amount entered.

EXTENDED BIDDING

Bidders who desire to make certain their bids are acknowledged, should place their bid in ample time before the close of the auction. If a bid is placed on any parcel in the last 10 minutes, the entire auction will remain open for an additional 10 minutes. If any further bidding occurs, the extension timer will reset to 10 minutes. If no further bidding occurs, the lots close when the timer runs out. Any posted bid will increase to the bid amount entered. The online bidder is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no

liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. (Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000). Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, **on or before Monday, July 14, 2025.** If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is **not** based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone*.

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) *Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and* (2) *Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.*

GAS & OIL LEASES

Subject to (if) any and all non-productive gas and oil leases.

SURVEY

Property is being sold per current survey dated 3/23/25, provided by the seller and prepared by David J. Ruckman, P.L.S.

DRIVEWAY EASEMENT & ROAD MAINTENANCE AGREEMENT

Property is sold subject to any and all easements of record including a 30' x 200' joint access, drainage and utility easement that has been created for the use of the existing driveway entrance access for Tract 2. Driveway to be shared with Tract 1, and includes a Road Maintenance Agreement. *Note - Due to INDOT site distance requirements, there cannot be any additional driveways on State Road 160.*

PROTECTIVE COVENANTS & RESTRICTIONS

Property is being sold subject to protective covenants and restrictions: See attached document.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller. If property sells in individual tracts, the buyer will assume 2026 taxes due and payable 2027. If the property sells as a whole to one buyer, the taxes will be prorated to the day of closing. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION

The seller will give possession at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of Tuesday, May 13 through Tuesday, June 3, 2025.

AGENCY

The Harritt Group is acting exclusively as agents for the seller.

SELLER

Donna Gore Estate

CO-PERSONAL REPRESENTATIVE

Michael Todd Gore Dawn Gore Meador

11250 E State Road 160, Salem, Indiana 47167

Listing

11250 E State Road 160, Salem, IN 47167

AUCTION

\$0

Active (05/14/25) DOM: 0 CDOM: 0

Residential/Farm

Washington

Franklin

Farm

No

Listing #: 202507970

Total Finished Sqft: 2,154

Above Grade Finished SqFt: 2,154



Prop Type: SubType: New Salem Rd County: Subdiv: Township: School Dst: East Washington Typ Lst Ctr: Excl. Right to Sell 160 Beds: Bunker Hill Christian Church

See Auction Terms

Mandatory

Map data @2025

Deduction Type

Homestead Standard

Baths: 3 (21) New Const: No

Est Completion: Proposed:

Land Assess:

Total Assess:

Floor Plan:

Auction:

Improvements:

Occupant Type:

Historical Registry:

Comment

48000

1980 Year Built:

Lot Sz: 36.64 / 1,596,038

\$51,000

\$176,300

\$227,300

Vacant

Yes

Lot Sz Src: Survey List Date: 05/14/2025 Exp. Date: 09/01/2025

Recent: 05/14/25: NEW

Ann Tax: \$2,311 Tax Year: 2024/2025 Type Poss Sale: **Estate**

Poss Sale Comm: Parcel#: 0020005930

Adl Parc#: Part of 88-26-31-000-010.000-

Multi Fam Type:

Owner Nm: **Donna Gore Estate** Tot Deductions: \$95,480 **Deduction Type**

Supplemental Homestd 47480

Schedule with Broker Bay. Showing Instr:

Showing Service: Broker Bay

Directions: From I-65 take Henryville Exit 19 to Hwy 160. West 7.5 miles to auction on the right — or from State Road

60 in Salem, take State Road 160 (by John Jones Police Pursuit Dealership) East 13 miles to auction on the

Legal: 36.64 Acres Per Survey, Part of Section 30 and 31, T 2 N, R 6 E, Franklin Township, Washington County,

Coogle

Tax Exmt Prop:

Tax Exmt Com:

Financing Com:

Home Warranty:

Comment

Warranty Provided:

Appointment:

Poss. Financing: Other

Indiana

Agent/Office

Douglas Harritt Marrittgroup.com (ID: B1096) Primary: 502-592-4000 Agent

Harritt Group, Inc (ID: 304) Phone: 812-944-0217 FAX: 812-944-5558 Office

Remarks

Public Remarks: 36+ ACRES 2 TRACTS WASHINGTON CO. MULTIPAR ONLINE AUCTION - BIDDING ENDS: TUESDAY, JUNE 3 @ 6PM. Offered for the first time at multipar auction in two tracts, with the ability to buy individually or as an entirety. Open & wooded 36.64 acres w/960' frontage surrounding one owner 2,154 SF four bedroom ranch w/attached garage, two pole barns, garden shed, creek and pond in Washington County, IN. Tract 1 - 7.85 Acres + Home & Barns. Tract 2 -- 28.79 Vacant Acres. Current Survey. Deed Restrictions & Covenants. Ready for your renovations and improvements. Additional Parcel # 88-26-30-000-010.001-004 & 88-26-30-000-010.002-004. Working condition of hot tub unknown. Located 7 miles west of I-65 Henryville Exit. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment, 10% of the Purchase Price (Final Bid + Buyer's Premium), in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. Broker participation welcomed - client registration required prior to auction end date. See full details in the Auction Bid Packet.

Agent Remarks: Call agent with any questions regarding online multipar bidding or request a multipar demonstration.

Amenities

Type: 1 Story

Zonina:

Construction: Existing

Const. Comment:

Outbuildings: Pole Barn, Shed Farm Type:

Foundation: Slab Basement: No

Partial Basement: Laundry:

Laundry Location: First Level Laundry Type: **Laundry Room** Road Type: Paved Road Frontage: 960 # Fireplaces: 1 Pasture Acreage:

Fireplace: Insert Timber Acreage:

Roof Type: Shingle Wheelchair Accessible:

Lot Description: Creek, Wooded Lot Exterior Type: Aluminum Siding

Exterior Feat: Covered Patio, Hot Tub, Solid Surface Drive

Interior Feat: 1st Floor Master, 1st Floor Utility, Bath Master, Ceiling Fan(s), Family Room, Formal Dining Rm, Foyer,

Natural Wood Trim, Utility/Mud Room, Walk-in Closet(s), Attic

Appliances: Dishwasher, Range / Oven, Refrigerator

Measurements

Above Grade Finished: 2,154.0 Nonconform Finished: 0.0 Nonconform Unfinish: Above Grade Unfinish: 0.0 0.0 Below Grade Finished: 0.0 TFLS: 2,154 Below Grade Unfinish: Sqft Source: 0.0 **Assessor**

Room Sizes & Levels

Total Rooms: 10 Garage: Y Garage Size: 22 x 22 Garage Type: Attached, Pole Barn, Side Entry Garage Spaces: 2

Dimension Flooring Description Type Level Living Room 16 x 11.8 1st Floor Carpet Carpet Dining Room 12 x 12 1st Floor 12.6 x 10.6 1st Floor Other Kitchen 12 x 10.8 Other Dining Area 1st Floor 17 x 14.7 Family Room 1st Floor Carpet Stone Fireplace 13.4 x 6 Other 1st Floor Other Laundry Mudroom 7.4 x 6 Toilet Not Connected Bathroom Half 1st Floor Other 16 x 14.7 Carpet MainBedroom 1st Floor Bathroom Full 5 x 7 Other Main Bedroom Bath 1st Floor 11 x 12 1st Floor Carpet Bedroom 12.5 x 9.8 1st Floor Carpet Bedroom 16 x 10 Carpet Bedroom 1st Floor

Utilities

Bathroom Full

Water Heater: Electric Heat Type: Cable, Forced Air

Other

Water Type: Public Onsite Heat Type Comment: Electric Forced Air Furnace & Electric

Cable Ceiling Heat

Natural Water: Creek, Pond Cooling Type: Central Air Fuel Type: Sewer Type: Septic Onsite

General Information

12 x 5

Possession: At Closing Seller Will Lease:

Key Box Type: Supra Electronic Box Terms:

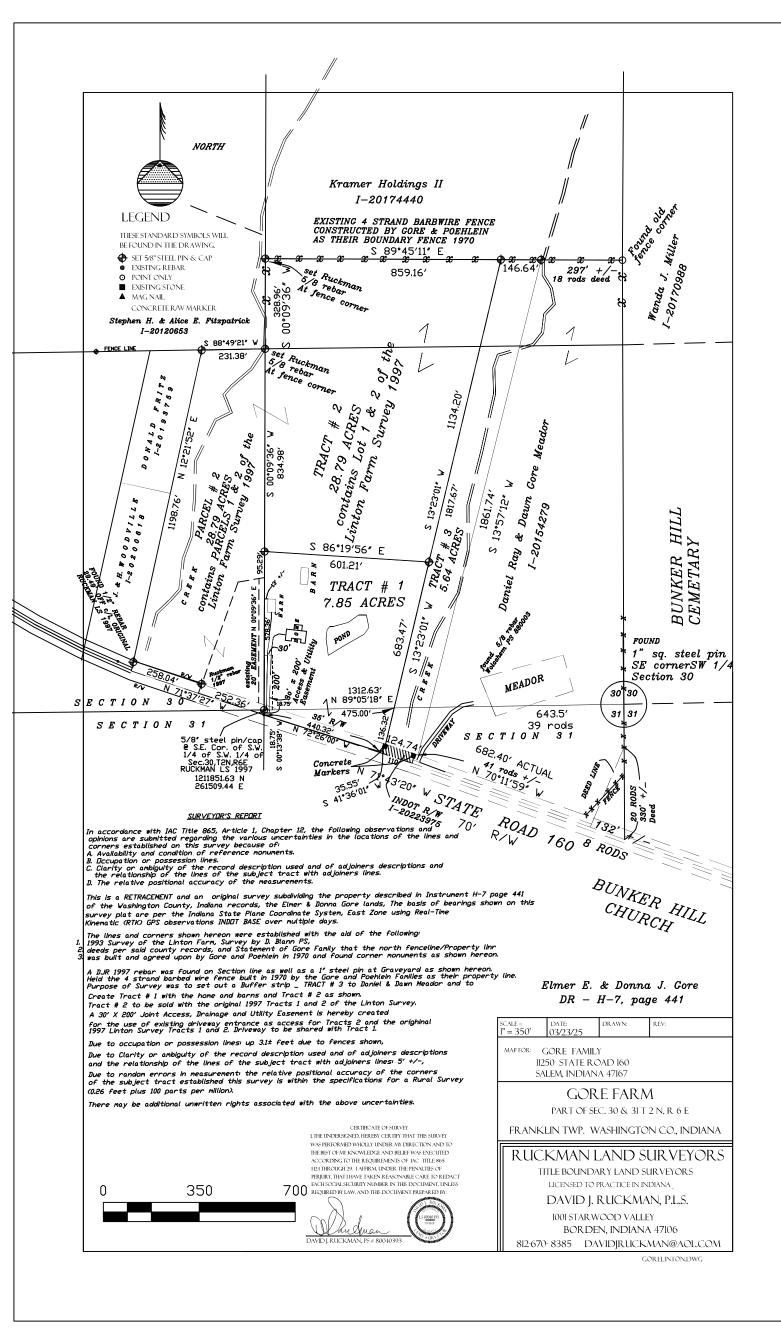
1st Floor

Key Box Location: Back Door Flood: No Showing Time Inst: Covenants & Restr: Yes

Sign: Yes

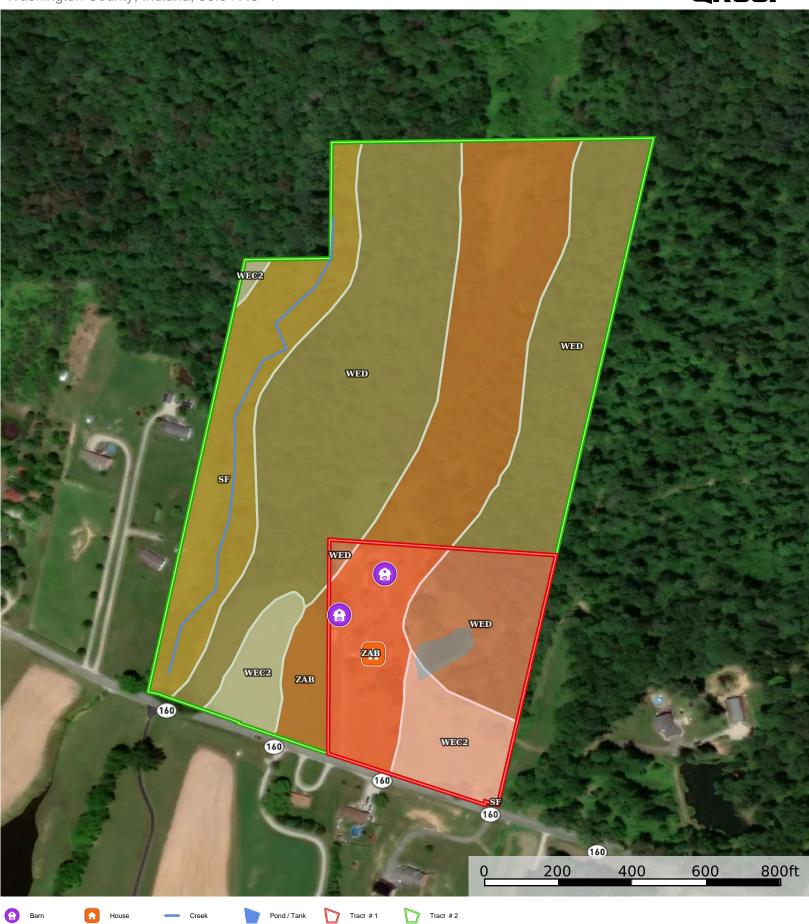
05/14/2025 1:54:07 PM

All Information deemed reliable but not guaranteed.



Washington County, Indiana, 36.64 AC +/-





All Polygons 37.32 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
WeD	Wellston silt loam, 12 to 18 percent slopes	18.48	49.49	0	64	4e
ZaB	Zanesville silt loam, 1 to 6 percent slopes	10.59	28.36	0	63	2e
Sf	Stendal silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	5.13	13.74	0	74	3w
WeC2	Wellston silt loam, 6 to 12 percent slopes, eroded	3.12	8.36	0	65	3e
TOTALS		37.32(*)	100%	1	65.14	3.21

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Tract #1 7.93 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
WeD	Wellston silt loam, 12 to 18 percent slopes	3.14	39.55	0	64	4e
ZaB	Zanesville silt loam, 1 to 6 percent slopes	2.91	36.65	0	63	2e
WeC2	Wellston silt loam, 6 to 12 percent slopes, eroded	1.87	23.55	0	65	3e
Sf	Stendal silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.01	0.13	0	74	3w
TOTALS		7.93(*)	100%	-	63.8	3.03

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Tract #2 29.39 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WeD	Wellston silt loam, 12 to 18 percent slopes	15.34	52.18	0	64	4e
ZaB	Zanesville silt loam, 1 to 6 percent slopes	7.68	26.12	0	63	2e
Sf	Stendal silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	5.12	17.41	0	74	3w
WeC2	Wellston silt loam, 6 to 12 percent slopes, eroded	1.25	4.25	0	65	3e
TOTALS		29.39(100%	-	65.5	3.26

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

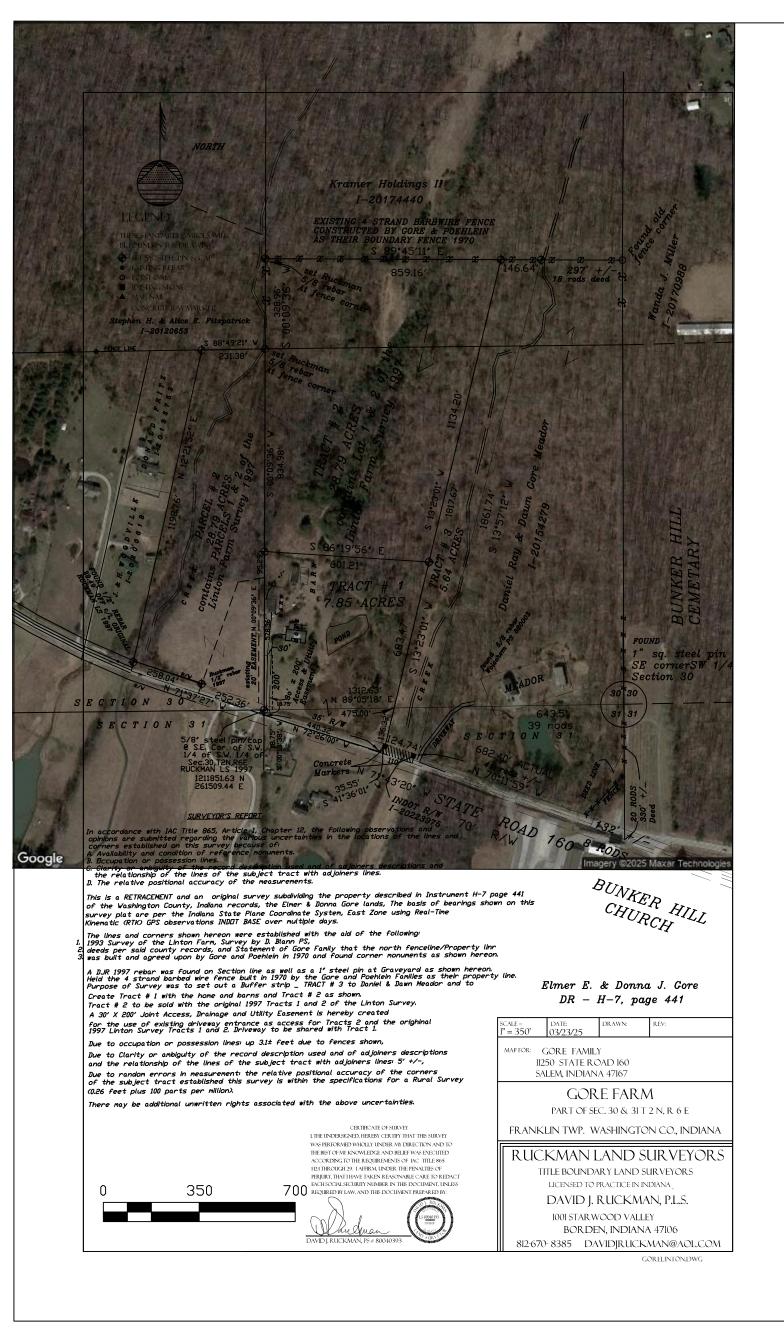
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- $\left(s\right)$ soil limitations within the rooting zone $\left(w\right)$ excess of water



PROTECTIVE COVENANTS & RESTRICTIONS 11250 E. State Road 160 Salem, IN 47167

- No mobile home, double wide, modular home, trailer, basement, tent or shack erected shall be used at any time as a residence (temporarily or permanently) nor shall any structure of a temporary character be used as a residence.
- No junk or inoperative vehicles shall be allowed upon the premises except in enclosed structures where the same shall not be visible to adjoining property owners or from the public right of way.
- No noxious or offensive trade or activity shall be carried on upon the real estate, nor shall anything be done thereon which may be or may become an annoyance and/or a nuisance to the neighbor. Normal agricultural activities, including livestock and farming, are allowed.
- The real estate shall not be used or maintained as a dumping ground for rubbish, etc.
 Trash, garbage, or other waste shall not be kept except in sanitary containers. All
 incinerators or other equipment for the storage or disposal of such material shall be
 kept in a clean and sanitary condition.
- Individual sewage disposal systems shall be located, and constructed in accordance with governmental requirements, standards, and recommendations installed shall be obtained from such authority.

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97006434

8/12/2003 Deed: 08/12/2003 97006533

Franklin Res & Ag/90201-0

88-26-30-000-010.001-004 88-26-30-000-010.001-004 Local Parcel Number Parcel Number

0021033430

Fax ID:

LOT 1 LINTON

SW SW 30-2-6 1.8 AC. FARM

Routing Number 500.000

Property Class 100 Vacant Land

Year: 2024

Location Information Neighborhood 90201-004 District 004 (Local 004) FRANKLIN TOWNSHIP FRANKLÍN TOWNSHIP EAST WASHINGTON School Corp 8215 -ranklin Res & Ag **Nashington Fownship** County

Location Address (1) N-SIDE E ST RD 160 SALEM, IN 47167 Section/Plat

Zoning

Subdivision Ĕ

Market Model

ERA Flood Hazard Characteristics **Public Utilities Fopography**

Neighborhood Life Cycle Stage Streets or Roads

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Tuesday, May 14, 2024 Other

Review Group 2025

\$3,200

CAP 3 Value

Total Value

Appraiser

Collector

Data Source N/A

GORE, ELMER E & DONNA J

GORE, ELMER E & DONNA J 11250 E ST RD 160 SALEM, IN 47167

Doc ID Code Book/Page Adj Sale Price V/I 100, Vacant Land WD **Transfer of Ownership** WD WD GORE, ELMER E & D DONALD F. & JOANN 01/01/1900 DONALD F. & JOANN GORE, ELMER E & D N-SIDE E ST RD 160 Owner 04/10/2006 12/09/1997 12/05/1997 Date

Agricultural

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	2020	A	03/24/2020	Indiana Cost Mod	1.0000		\$1,800	\$0	\$1,800	\$0	\$0	\$0	\$0	\$0	\$1,800	\$0	\$1,800	\$0		Value	\$110	\$1,900	\$1,130	\$30
ange)	_	4	_		0		0	0	0	0		0	0	0	0	0	0	0		Сар 3	0.00	0.00	0.00	0.00
ct to cha	2021	A	01/01/2021	Indiana Cost Mod	1.0000		\$1,800	\$	\$1,800	\$0	•	€	\$0	€	\$1,800	\$0	\$1,800	\$0	" X 150")	Cap 2	100.00	100.00	100.00	0.00 100.00
subje				Indiana															', CI 75	Cap 1	00.00	0.00	0.00	0.00
s and are	2022	AA	04/06/2022	Indiana Cost Mod	1.0000		\$2,100	\$0	\$2,100	\$0	\$0	\$0	\$0	\$0	\$2,100	\$0	\$2,100	\$0	Base Lot: Res 75' X 150', CI 75' X 150')	Market Factor	1.0000	1.0000	1.0000	1,0000
d value			Ŏ	Indiana															ot: Res	Infl. %	%0	%0	%0	-80%
ot certifie	2023	AA	04/05/2023	Indiana Cost Mod	1.0000		\$2,700	\$0	\$2,700	\$	S	\$	\$	\$	\$2,700	\$0	\$2,700	\$		Ext. Value	\$115	\$1,902	\$1,127	\$148
ues are n																			o', CI 100'	Adj. Rate	\$1,642	\$1,847	\$1,847	\$1,642
Valuation Records (Work In Progress values are not certified values and are subject to change)	2024	AA	04/22/2024	Indiana Cost Mod	1.0000		\$3,200	\$0	\$3,200	\$0	\$	\$0	\$0	\$0	\$3,200	80	\$3,200	\$0	Land Data (Standard Depth: Res 100', CI 100'	Rate	\$2,280	\$2,280	\$2,280	\$2.280
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cords (Wo	Assessment Year	Reason For Change	ıte	Valuation Method	Equalization Factor	equired		es (1)	and Non Res (2)	and Non Res (3)	ment	\$ (1)	Imp Non Res (2)	Imp Non Res (3)		es (1)	Total Non Res (2)	Total Non Res (3)	ata (Standa	Size	0.070000	1.030000	0.610000	0.090000
ation Re	Assessn	Reason	As Of Date	/aluatio	Equaliza	Notice Required	Land	Land Res (1)	Land No	Land No	mprovement	Imp Res (1)	Imp Noi	Imp Noi	Fotal	Total Res (1)	Total No	Total No	Land D	Act Front.	0	0	0	С
Valu	2024	MIP			1.0000	_	\$3,200	\$0	\$3,200	\$0	- 0\$	\$0	\$0	\$0	\$3,200	\$0	\$3,200	\$0		Soil	WED	ZAB	WEC	WED
	2		02/07/2024	Indiana Cost Mod	1.0		\$3,		\$3,						\$3,		\$3,			Pricing Metho d	⋖	⋖	⋖	<
			_	India																Land Type	4	4	4	9

0.00 0.00 \$3,200 \$3,200 0.00 0.00 0.00 1.80 \$3,170 1.80 \$3,170 1.80 1761 Land Computations Supp. Page Land Value Farm / Classifed Value Avg Farmland Value/Acre **Total Acres Farmland** 32 Public Roads NV Salculated Acreage **Developer Discount** Measured Acreage 81 Legal Drain NV Value of Farmland Homesite(s) Value 33 UT Towers NV Actual Frontage Farmland Value Classified Total Parcel Acreage CAP 1 Value CAP 2 Value 91/92 Value 91/92 Acres 9 Homesite

0.00 0.00 0.00 0.00 0.00 1.93 \$1,460 1.93 \$1,460 \$1,500 \$1,500 1/2 1.93 \$1,500 H-7 441-Franklin Res & Ag/90201-0 **3/20/2008 Deed:** 03/20/2008 B-5 348; 442 Supp. Page Land Value Farm / Classifed Value Avg Farmland Value/Acre **Total Acres Farmland** 82 Public Roads NV Calculated Acreage **Developer Discount Measured Acreage** Value of Farmland 81 Legal Drain NV Homesite(s) Value 83 UT Towers NV Actual Frontage Farmland Value Parcel Acreage Classified Total CAP 1 Value CAP 2 Value CAP 3 Value 91/92 Value 91/92 Acres **Total Value** 9 Homesite \$130 \$240 Doc ID Code Book/Page Adj Sale Price V/I Value \$360 \$30 \$360 009\$ 0\$ \$600 \$600 \$0 03/24/2020 Indiana Cost Mod Сар 3 0.00 0.00 0.00 0.00 0.00 rds (Work In Progress values are not certified values and are subject to change) Indiana Cost Mod 0\$ 0\$ 0\$ 0\$ 0\$ \$600 01/01/2021 Base Lot: Res 75' X 150', CI 75' X 150' 100.00 100.00 Cap 1 Cap 2 100.00 100.00 100.00 100.00 100, Vacant Land 0.00 0.00 0.00 0.00 0.00 0.00 Agricultural WD Transfer of Ownership 1.0000 Indiana Cost Mod **\$700** Appraiser 04/06/2022 \$700 \$0 \$700 Market Factor 1.0000 1.0000 1.0000 1.0000 1.0000 \$ 1.0000 -80% -80% -80% 뺼 % \$166 \$1,784 \$338 \$132 \$1,207 \$362 N SIDE OF STATE ROAD 160 \$1,200 \$0 Indiana Cost Mod 1.0000 **\$1,200** \$1,200 \$1,200 01/01/1900 TRANS FR: AURELIA 04/05/2023 **\$** \$ \$ \$ Gore, Elmer E & Donn and Data (Standard Depth: Res 100', CI 100' Scott Adj. Rate \$2,531 \$1,847 \$1,847 \$2,531 \$1,847 \$1,847 Owner **Collector** 09/25/2020 \$1,500 \$0 \$0 \$0 \$0 \$0 Indiana Cost Mod 1.0000 04/22/2024 **\$1,500** ₹ \$2,280 \$2,280 \$2,280 \$2,280 \$2,280 \$2,280 09/15/1989 Date Factor 1.7 0.81 0.81 0.81 0.81 Reason For Change Equalization Factor Total Res (1)
Total Non Res (2)
Total Non Res (3) Size Valuation Method Land Non Res (2) Land Non Res (3) **Assessment Year** 0.13350 0.07130 0.19620 0.47700 0.0900.0 0.96610 Notice Required Imp Non Res (2) Imp Non Res (3) PT EH NW 31-2-6 Land Res (1) mprovement Imp Res (1) As Of Date Gore, Elmer E & Donna J 0 0 0 0 Sore, Elmer E & Donna J Land **Sotal** Salem, IN 47167-7639 Data Source N/A 11250 E St Rd 160 WEC WEC Pricing Soil Metho 1-31-200-010.000-02 .934ac ZAB ZAB 2024 SF WIP \$1,500 \$1,500 Indiana Cost Mod 1.0000 02/07/2024 \$ ₽ \$1,500 and-Lype ERA Flood Hazard Neighborhood Life Cycle Stage 2025 38-26-31-000-010.000-004 N SIDE OF STATE ŘÓAD 160 SALEM, IN 47167 Location Information 38-26-31-000-010.000-004 Neighborhood 90201-004 Tuesday, May 14, 2024 Characteristics District 004 (Local 004) Review Group -RANKLIN TOWNSHIP **-RANKLIN TOWNSHIP** EAST WASHINGTON Location Address (1) ocal Parcel Number Property Class 100 School Corp 8215 -ranklin Res & Ag Streets or Roads Routing Number 200.000 Nater, Electricity Parcel Number **Public Utilities** Market Model Section/Plat opography 0020005831 Vacant Land Subdivision Washington fear: 2024 ownship-Zoning County ax ⊡: Rolling Paved Printed

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97006434

8/12/2003 Deed: 08/12/2003 97006533

Franklin Res & Ag/90201-0

88-26-30-000-010.002-004 General Information 88-26-30-000-010.002-004 Local Parcel Number Parcel Number

0022033430

lax D:

LOT 2 LINTON

SW SW 30-2-6 8.73 AC. FARM

Routing Number

Property Class 100 Vacant Land

Year: 2024

Location Information Neighborhood 90201-004 District 004 (Local 004) FRANKLIN TOWNSHIP FRANKLÍN TOWNSHIP EAST WASHINGTON Location Address (1) School Corp 8215 -ranklin Res & Ag Section/Plat **Nashington Fownship** County

N-SIDE E ST RD 160 PEKIN, IN 47165

Zoning

Subdivision Ĕ

Market Model

Flood Hazard Characteristics **Fopography** ERA

Public Utilities

Streets or Roads

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Tuesday, May 14, 2024 Other

Neighborhood Life Cycle Stage

Review Group 2025

Data Source N/A

Collector 09/23/2020

Scott

Appraiser

N-SIDE E ST RD 160

GORE, ELMER E & DONNA J

GORE, ELMER E & DONNA J 11250 E ST RD 160 SALEM, IN 47167

100, Vacant Land Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price V/I WD WD WD GORE, ELMER E & D DONALD F. & JOANN 01/01/1900 DONALD F. & JOANN GORE, ELMER E & D Owner 04/10/2006 12/09/1997 12/05/1997 Date

Agricultural

ge)	2020	¥	03/24/2020	Indiana Cost Mod	1.0000		\$4,000	\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$4,000	\$0	\$4,000	\$0	
subject to chan	2021	AA	01/01/2021	Indiana Cost Mod	1.0000		\$4,000	\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$4,000	\$0	\$4,000	\$0	. CI 75' X 150')
ed values and are	2022	AA	04/06/2022	Indiana Cost Mod	1.0000		\$4,700	\$0	\$4,700	\$0	\$0	\$0	\$0	\$0	\$4,700	\$0	\$4,700	\$0	ot: Res 75' X 150
es are not certifie	2023	AA	04/05/2023	Indiana Cost Mod	1.0000		\$6,000	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$6,000	\$0	CI 100' Base L
In Progress value	2024	Ą	04/22/2024	Indiana Cost Mod	1.0000		\$7,100	\$0	\$7,100	\$0	\$0	\$0	\$0	\$0	\$7,100	\$0	\$7,100	\$0	Depth: Res 100'.
Valuation Records (Work In Progress values are not certified values and are subject to change)	2024 Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)	Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 75' X 150', Cl 75' X 150')
Val	2024	WIP	02/07/2024	Indiana Cost Mod	1.0000		\$7,100	\$0	\$7,100	\$0	\$0	\$0	\$0	\$0	\$7,100	\$0	\$7,100	\$0	

	\$0	Total N	\$0 Total Non Res (3)		\$0	0	\$0		\$0		\$0	0	\$0
		Land D	Land Data (Standard De	ard Dept	h: Res 10	ı: Res 100', CI 100'	Base Lo	t: Res	Base Lot: Res 75' X 150', CI 75' X 150')	', CI 75	' X 150')		
Pricing Soil Metho ID d		Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl.	Market Factor	Cap 1	Cap 2	Cap 3	Value
SF		0	0 0.910000	1.1	\$2,280	\$2,531	\$2,303	%0	1.0000	0.00	100.00	0.00	\$2,300
WED		0	0.640000	0.72	\$2,280	\$1,642	\$1,051	%0	1.0000	0.00	100.00	0.00	\$1,050
WEC		0	0.520000	0.81	\$2,280	\$1,847	096\$	%0	1.0000	0.00	100.00	0.00	\$960
SF		0	3.520000	1.11	\$2,280	\$2,531	\$8,909	-80%	1.0000	0.00	100.00	0.00	\$1,780
WED		0	3.020000	0.72	\$2,280	\$1,642	\$4,959	-80%	1.0000	0.00	100.00	0.00	066\$
WEC		0	0.120000	0.81	\$2,280	\$1,847	\$222	%08-	1.0000	0.00	100.00	0.00	\$40

0.00 0.00 816 \$7,100 \$7,100 \$0 8.73 0.00 0.00 0.00 8.73 \$7,120 8.73 \$7,120 \$7,100 \$0 Land Computations Supp. Page Land Value Farm / Classifed Value Avg Farmland Value/Acre otal Acres Farmland 2 Public Roads NV Calculated Acreage eveloper Discount Measured Acreage 1 Legal Drain NV Value of Farmland Homesite(s) Value 3 UT Towers NV armland Value ctual Frontage arcel Acreage Classified Total CAP 1 Value CAP 2 Value CAP 3 Value 91/92 Value 1/92 Acres **Fotal Value** Homesite

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88-26-30-000-018.000-004 General Information **Parcel Number** 88-26-30-000-01

Local Parcel N 0020005930

Tax ID:

Routing Numk 300.000

Property Class Cash Grain/Ge

Year: 2024

Location Informati	County Washington	Township FRANKLIN TOWNSHIP	District 004 (Local 004) FRANKLIN TOWNSHIP	School Corp 8215 EAST WASHINGTON	Neighborhood 90201-004 Franklin Res & Ag	Section/Plat 30	Location Address (1) 11250 E STATE ROAD 160 SALEM: IN 47167
	Location Informati	Location Informati County Washington	Location Informati County Washington Township FRANKLIN TOWNSHIP	County Washington Township FRANKLIN TOWNSHIP District 004 (Local 004) FRANKLIN TOWNSHIP	Location Informati County Washington Township FRANKLIN TOWNSHIP FRANKLIN TOWNSHIP FRANKLIN TOWNSHIP School Corp 8215 EAST WASHINGTON	County Washington Township FRANKLIN TOWNSHIP District 004 (Local 004) FRANKLIN TOWNSHIP School Corp 8215 EAST WASHINGTON Neighborhood 90201-004 Franklin Res & Ag	County Washington Township FRANKLIN TOWNSHIP District 004 (Local 004) FRANKLIN TOWNSHIP School Corp 8215 EAST WASHINGTON Neighborhood 90201-004 Franklin Res & Ag Section/Plat 30

Market Model N/A SALEM, IN 47 Subdivision Zoning Ĕ

Cha Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage Other Printed Tuesday, May 14, 2024

Review Group 2025

Data Source Aerial

\$39,200

Total Value

Appraiser

Scott

Collector 09/24/2020

Gore, Elmer E. & Donna J.

Gore, Elmer E. & Donna J.

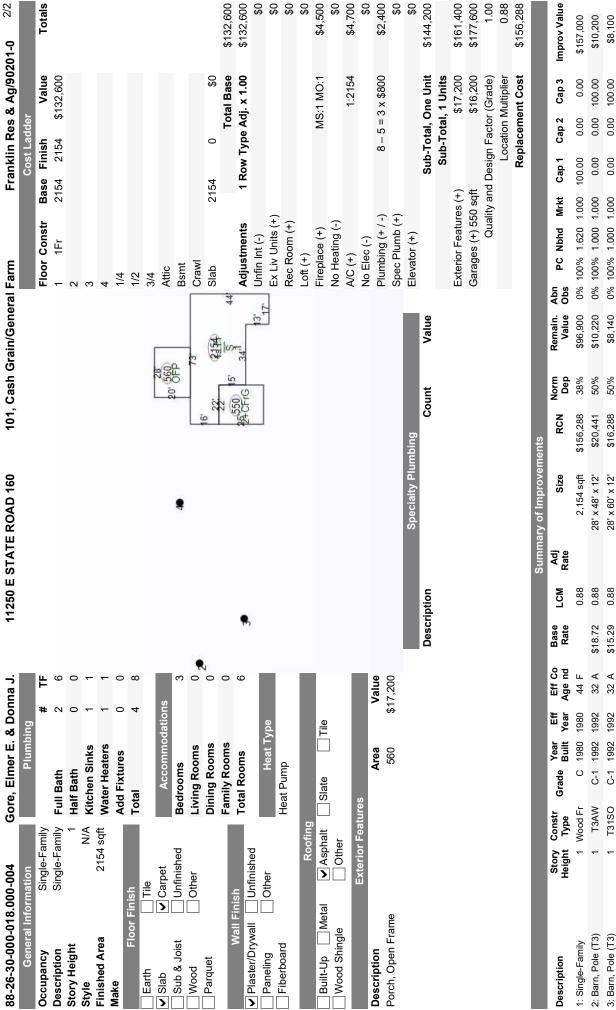
Doc ID Code Book/Page Adj Sale Price V/I 101, Cash Grain/General Farm Transfer of Ownership 11250 E STATE ROAD 160 Owner Date

Franklin Res & Ag/90201-0

3/13/2013 Deed: 03/13/2013 B-5 348; H-7 441-442

	5 .	, I I I I	Collina o		Date	•	Owler		3			Vrage /	DOON/Fage Auj Sale Price	
0-018.000-004	11250	0 E St Rd 160	30 3030		06/28	06/28/2002 G	Gore, Elmer E. & Donn	. & Donn		>	WD 2	2002/4246		_
I Number	oalei	Salem, IN 47 107-7059	6507-		09/15	09/15/1989 C	CORE, ELMER E & D	RE&D		>	WD	/		_
					01/01	01/01/1900 TF	TRANS FR: AURELIA	URELIA		>	WD	_		-
	2,000	200 048 000 03	Legal	2000	_									
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ass 101				=						Agricultural	<u>13</u>			
General Farm		×	Iluation Records	cords (Wo	rk In Pr	ogress va	(Work In Progress values are not	ot certified	d values	values and are subject to change	subject	t to char	ge)	
		2024	Assessment Year	ent Year		2024	4	2023		2022		2021		2020
tion Information		WIP	Reason F	Reason For Change	•	Ą	_	AA		¥		₹		¥
		02/07/2024	As Of Date	0		04/22/2024		04/05/2023	04/	04/06/2022	0	01/01/2021	0	03/24/2020
	India	Indiana Cost Mod	Valuation Method	Method	Indiar	Indiana Cost Mod		Indiana Cost Mod	Indiana Cost Mod	ost Mod	Indiana (Indiana Cost Mod	Indiana	Indiana Cost Mod
		1.0000	Equalization Factor	ion Factor		1.0000	0	1.0000		1.0000		1.0000		1.0000
TOWNSHIP			Notice Required	quired										
(Local 004)		\$39,200	Land	3		\$39,200		\$36,000	₩.	\$32,600		\$30,900		\$30,800
		\$20,000	Land Res (1)	s(1)		\$20,000		\$20,000	A U	\$40,000		\$20,000		\$20,000
p 8215		\$19,200	Land Non Res (2)	1 Res (2)		9,200		800,014	9	\$000		\$000		000,014
		\$176,300	Improvement	ent		\$176,300		\$166,600	\$	\$155,400	₩.	\$134,000		\$129,800
od 90201-004		\$157,000	Imp Kes (1)	(L)		\$157,000		\$146,700	,	\$135,300	Ð	\$117,500		113,300
s & Ag		\$19.300	Imp Non Res (2)	Res (2) Res (3)		\$19.300		\$19.900	69	\$20,100		\$16.500		\$16.500
		\$215.500	Total			\$215.500	49	\$202.600	\$	88.000	69	\$164.900		\$160,600
		\$177,000	•	s (1)		\$177,000	₩	\$166,700	\$ 5	\$155,300	₩	\$137,500		\$133,300
ddress (1)		\$19,200	Total Non Res (2)	1 Res (2)		\$19,200		\$16,000	↔ 6	\$12,600		\$10,900		\$10,800
41E KOAD 160 17167		9.300	-1	(6) 6941	200	0,000	1001	9	÷ 000	ZU, 100	13610	410,300 V 4501		000,010
4/16/			Land Da	ta (Standa	ard Dept	h: Res 10	Land Data (Standard Depth: Res 100', Cl 100'		t: Res 7	Base Lot: Res 75' X 150', CI 75' X 150')	, CI 75.	x 150.)		
	Land Type	Pricing Soil Metho ID d	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl %	Market Factor	Cap 1	Cap 2	Cap 3	Value
	6	⋖	0	1.0000	1.00	\$20,000	\$20,000	\$20,000	%0	1.0000 1	100.00	0.00	0.00	\$20,000
_	4	A SF	0	0.4791	1.11	\$2,280	\$2,531	\$1,213	%0	1.0000	0.00	100.00	0.00	\$1,210
	4	A WEC	0	0.8201	0.81	\$2,280	\$1,847	\$1,515	%0	1.0000	0.00	100.00	0.00	\$1,510
	4	A WED	0 0	1.2187	0.72	\$2,280	\$1,642	\$2,001	%0	1.0000	0.00	100.00	0.00	\$2,000
<u>.</u>	4	A ZAB	0	3.0011	0.81	\$2,280	\$1,847	\$5,543	%0	1.0000	0.00	100.00	0.00	\$5,540
<u> </u>	9	A SF	0	1.2664	1.11	\$2,280	\$2,531	\$3,205	-80%	1.0000	0.00	100.00	0.00	\$640
naracteristics	9	A WEC	0	0.3750	0.81	\$2,280	\$1,847	\$693	-80%	1.0000	0.00	100.00	0.00	\$140
/ Flood Hazard	9	A WED		17.6944	0.72	\$2,280	\$1,642	\$29,054	-80%	1.0000	0.00	100.00	0.00	\$5,810
	9	A ZAB		5.9708	0.81	\$2,280	\$1,847	\$11,028	%08-	1.0000	0.00	100.00	0.00	\$2,210
ies ERA	72	A WED	0 0	0.1744	0.50	\$2,280	\$1,140	\$199	-40%	1.0000	0.00	100.00	0.00	\$120
Coads														

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0	Land Computations	
00	Calculated Acreage	32.00
0	Actual Frontage	0
	Developer Discount	
9	Parcel Acreage	32.00
2	81 Legal Drain NV	0.00
,000	82 Public Roads NV	0.00
,210	83 UT Towers NV	0.00
,510	9 Homesite	1.00
,000	91/92 Acres	0.00
540	Total Acres Farmland	31.00
\$640	Farmland Value	\$19,180
3140	Measured Acreage	31.00
810	Avg Farmland Value/Acre	619
5 6	Value of Farmland \$	\$19,190
0.7	Classified Total	\$0
071.4	Farm / Classifed Value	\$19,200
	Homesite(s) Value	\$20,000
	91/92 Value	\$0
	Supp. Page Land Value	
	CAP 1 Value	\$20,000
		\$19,200
	CAP 3 Value	\$0



\$176,300

Total this page