

13-08-17-403-001.000-013

General Information

Parcel Number
13-08-17-403-001.000-013

Local Parcel Number
RE-09-0477

Tax ID:

Routing Number
M09-03A R33

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
Crawford

Township
WHISKEY RUN TOWNSHIP

District 013 (Local 013)
WHISKEY RUN TOWNSHIP

School Corp 1300
CRAWFORD COUNTY COMMUNI

Neighborhood 509000-013
WHISKEY RUN TOWNSHIP

Section/Plat

Location Address (1)
7957 E SPEED Rd
MILLTOWN, IN 47145

Zoning

Subdivision

Lot

Market Model
509000-013 Residential

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed
Monday, April 13, 2026

Review Group 2021

Channell, Kevin & Laura

Ownership

Channell, Kevin & Laura
7957 Speed Road
Milltown, IN 47145

Legal

E1/2 Se 17-2-2e 65a



7957 E SPEED Rd

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/24/2024	Channell, Kevin & Laur		Qu	/		I
01/23/2024	Vermont Alpine Farm,		Wa	/	\$820,000	I
08/09/2012	Cooper, Barton & Gwe		Wa	/	\$160,000	I
09/02/2005	Senn, Raymond & Jan		WD	/	\$165,000	I
02/04/2005	STEPHENSON ALVIN		WD	/		I
08/28/2003	STEPHENSON ALVIN		WD	/		I

101, Cash Grain/General Farm

Agricultural

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

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	AA	AA	GenReval	GenReval
03/18/2026	As Of Date	04/06/2026	01/02/2025	01/02/2025	01/02/2024	01/01/2023
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	☐	☒	☐	☐	☐
\$53,000	Land	\$53,000	\$53,000	\$56,900	\$55,400	\$47,700
\$11,000	Land Res (1)	\$11,000	\$11,000	\$11,000	\$11,100	\$11,000
\$42,000	Land Non Res (2)	\$42,000	\$42,000	\$45,900	\$44,300	\$36,700
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$359,900	Improvement	\$359,900	\$254,500	\$254,500	\$236,200	\$233,100
\$257,700	Imp Res (1)	\$257,700	\$182,700	\$182,700	\$170,900	\$168,200
\$76,600	Imp Non Res (2)	\$76,600	\$45,700	\$45,700	\$41,800	\$40,500
\$25,600	Imp Non Res (3)	\$25,600	\$26,100	\$26,100	\$23,500	\$24,400
\$412,900	Total	\$412,900	\$307,500	\$311,400	\$291,600	\$280,800
\$268,700	Total Res (1)	\$268,700	\$193,700	\$193,700	\$182,000	\$179,200
\$118,600	Total Non Res (2)	\$118,600	\$87,700	\$91,600	\$86,100	\$77,200
\$25,600	Total Non Res (3)	\$25,600	\$26,100	\$26,100	\$23,500	\$24,400

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 220' X 200', CI 220' X 200')

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
9	A		0	1.0000	1.00	\$11,000	\$11,000	\$11,000	0%	1.0000	100.00	0.00	0.00	\$11,000
9	A		0	1.0000	1.00	\$11,000	\$11,000	\$11,000	0%	1.0000	0.00	100.00	0.00	\$11,000
21	A	AGR	0	13.1200	0.81	\$17.74	\$14	\$184	-100%	1.0000	0.00	100.00	0.00	\$00
4	A	EEPB	0	2.6600	0.98	\$2,120	\$2,078	\$5,527	0%	1.0000	0.00	100.00	0.00	\$5,530
4	A	HCG	0	2.6600	1.02	\$2,120	\$2,162	\$5,751	0%	1.0000	0.00	100.00	0.00	\$5,750
5	A	GAC	0	3.9900	0.60	\$2,120	\$1,272	\$5,075	-60%	1.0000	0.00	100.00	0.00	\$2,030
5	A	CQY	0	5.3200	0.50	\$2,120	\$1,060	\$5,639	-60%	1.0000	0.00	100.00	0.00	\$2,260
5	A	HAF	0	1.3300	0.51	\$2,120	\$1,081	\$1,438	-60%	1.0000	0.00	100.00	0.00	\$580
5	A	HCG	0	6.6500	1.02	\$2,120	\$2,162	\$14,377	-60%	1.0000	0.00	100.00	0.00	\$5,750
5	A	WHF	0	1.3300	0.60	\$2,120	\$1,272	\$1,692	-60%	1.0000	0.00	100.00	0.00	\$680
6	A	GAC	0	2.6600	0.60	\$2,120	\$1,272	\$3,384	-80%	1.0000	0.00	100.00	0.00	\$680
6	A	EEPB	0	5.3200	0.98	\$2,120	\$2,078	\$11,055	-80%	1.0000	0.00	100.00	0.00	\$2,210
6	A	HCG	0	5.3200	1.02	\$2,120	\$2,162	\$11,502	-80%	1.0000	0.00	100.00	0.00	\$2,300
6	A	WHF	0	8.6500	0.60	\$2,120	\$1,272	\$11,003	-80%	1.0000	0.00	100.00	0.00	\$2,200
6	A	HAF	0	3.9900	0.50	\$2,120	\$1,060	\$4,229	-80%	1.0000	0.00	100.00	0.00	\$850

WHISKEY RUN TOWNSHIP

1/4

Notes

Land Computations

Calculated Acreage	65.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	65.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	2.00
91/92 Acres	0.00
Total Acres Farmland	63.00
Farmland Value	\$30,820
Measured Acreage	63.00
Avg Farmland Value/Acre	489
Value of Farmland	\$30,810
Classified Total	\$233
Farm / Classified Value	\$31,000
Homesite(s) Value	\$22,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$11,000
CAP 2 Value	\$42,000
CAP 3 Value	\$0
Total Value	\$53,000

General Information

OccupancySingle-Family

DescriptionSingle-Family R 01

Story Height1

Style1 Lvl W/ Bsmt 0 - 1000

Finished Area872 sqft

Make

Floor Finish

☐Earth

☐Tile

☒Slab

☒Carpet

☒Sub & Joist

☒Unfinished

☒Wood

☐Other

☐Parquet

Wall Finish

☒Plaster/Drywall

☒Unfinished

☐Paneling

☐Other

☐Fiberboard

Plumbing

#TF

Full Bath13

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total35

Accommodations

Bedrooms2

Living Rooms0

Dining Rooms0

Family Rooms0

Total Rooms5

Heat Type

Central Warm Air

Roofing

☐Built-Up

☒Metal

☐Asphalt

☐Slate

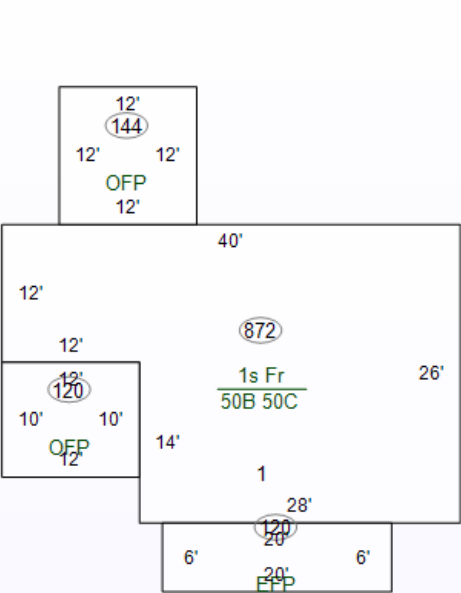
☐Tile

☐Wood Shingle

☐Other

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	120	\$0
Porch, Open Frame	144	\$0
Porch, Open Frame	120	\$0

Description	Count	Value
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Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	872	872	\$116,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		436	0	\$34,300	
Crawl		436	0	\$4,700	
Slab					
		Total Base			\$155,300
Adjustments		1 Row Type Adj. x 1.00			\$155,300
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)		1:872			\$4,600
No Elec (-)					\$0
Plumbing (+ / -)		5 – 5 = 0 x \$0			\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
		Sub-Total, One Unit			\$159,900
		Sub-Total, 1 Units			
Exterior Features (+)		\$25,700			\$185,600
Garages (+) 0 sqft		\$0			\$185,600
Quality and Design Factor (Grade)					0.80
Location Multiplier					0.90
		Replacement Cost			\$133,632

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co	Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	D	1911	1960	66	A		0.90		1,308 sqft	\$133,632	47%	\$70,820	0%	100%	0.810	1.335	0.00	100.00	0.00	\$76,600
2: Barn, Bank & Flat (T2) R	1		D	1955	1955	71	F	\$42.94	0.90		30' x 40' x 10'	\$30,070	70%	\$9,020	15%	100%	1.000	1.000	0.00	0.00	100.00	\$7,700
3: Barn, Pole (T3) R 01	1	T3AW	D	1940	1940	86	A	\$32.75	0.90		40' x 42' x 8'	\$28,547	65%	\$9,990	15%	100%	1.000	1.000	0.00	0.00	100.00	\$8,500
4: Lean-To R 01	1	Earth Flo	D	2000	2000	26	A	\$11.37	0.90		24'x38' x 8'	\$7,466	45%	\$4,110	5%	100%	1.000	1.000	0.00	0.00	100.00	\$3,900

General Information

Occupancy	Single-Family
Description	Single-Family R 02
Story Height	2
Style	2 Lvl W/ Bsmt 1001 &
Finished Area	1896 sqft
Make	

Floor Finish

☐ Earth	☐ Tile
☒ Slab	☒ Carpet
☒ Sub & Joist	☒ Unfinished
☒ Wood	☐ Other
☐ Parquet	

Wall Finish

☒ Plaster/Drywall	☒ Unfinished
☐ Paneling	☐ Other
☐ Fiberboard	

Roofing

☐ Built-Up	☐ Metal	☒ Asphalt	☐ Slate	☐ Tile
☐ Wood Shingle		☐ Other		

Exterior Features

Description	Area	Value
Porch, Open Frame	624	\$0
Porch, Open Frame	120	\$0

Plumbing

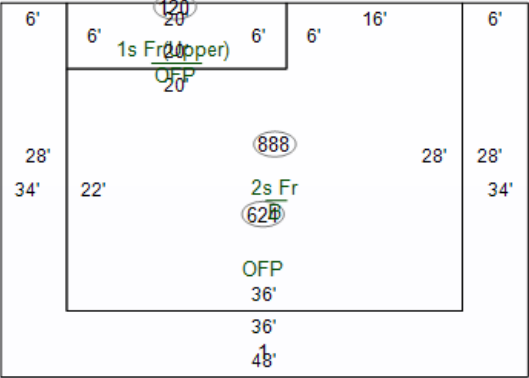
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	888	888	\$118,700	
2	1Fr	1008	1008	\$80,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		888	0	\$51,100	
Crawl					
Slab					

Total Base	\$250,500
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Adjustments	1 Row Type Adj. x 1.00	\$250,500
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Unfin Int (-)	\$0
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Ex Liv Units (+)	\$0
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Rec Room (+)	\$0
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Loft (+)	\$0
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Fireplace (+)	MS:1 MO:1	\$7,300
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No Heating (-)	\$0
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A/C (+)	1:888 2:1008	\$8,000
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No Elec (-)	\$0
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Plumbing (+ / -)	8 - 5 = 3 x \$1,400	\$4,200
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Spec Plumb (+)	\$0
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Elevator (+)	\$0
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Sub-Total, One Unit	\$270,000
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Sub-Total, 1 Units	
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Exterior Features (+)	\$30,200	\$300,200
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Garages (+) 0 sqft	\$0	\$300,200
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Quality and Design Factor (Grade)	1.10
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Location Multiplier	0.90
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Replacement Cost	\$297,198
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Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 02	2	Wood Fr	C+2	2014	2014	12 A		0.90		2,784 sqft	\$297,198	11%	\$264,510	0%	100%	0.810	0.940	100.00	0.00	0.00	\$201,400
2: Barn, Pole (T3) R 02	1	T3AW	C	2013	2013	13 A	\$28.20	0.90		40' x 60' x 8'	\$53,900	25%	\$40,420	0%	100%	1.000	1.000	100.00	0.00	0.00	\$40,400
3: Detached Garage R 02	1	Wood Fr	C	2016	2016	10 A	\$69.34	0.90	\$62.41	20'x14'	\$17,474	9%	\$15,900	0%	100%	1.000	1.000	100.00	0.00	0.00	\$15,900
4: Lean-To R 02	1	Earth Flo	C	2013	2013	13 A	\$11.37	0.90		12'x60' x 8'	\$7,368	25%	\$5,530	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,500