

General Information		Ownership		Transfer of Ownership							Notes	
Parcel Number		ARNEY, DONALD E		Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I	
82-03-19-003-021.036-022		4300 SCHMITT RD WADESVILLE, IN 47638		01/01/1900	ARNEY, DONALD E		WD		/		I	

Tax ID:	
	Legal
	PT NE1/4 SE1/4 19-5-11

Routing Number

Property Class 141
Agricultural Land With Mobile Home

Year: 2024

Location Information

County
Vanderburgh

Township
GERMAN TOWNSHIP

District 022 (Local 003)
GERMAN

School Corp 7995
EVANSVILLE-VANDERBURGH

Neighborhood 355100-022
GERMAN 355100

Section/Plat
19

Location Address (1)
10747 HILLVIEW DR
EVANSVILLE, IN 47720-7966

Zoning

Subdivision

Lot

Market Model
355100-022 - Residential

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
Water, Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 21, 2024

Review Group 2025



Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)						
2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2024	As Of Date	04/12/2024	04/14/2023	04/14/2022	04/09/2021	05/01/2020
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	☐	☐	☐	☐	☒
\$72,500	Land	\$72,500	\$68,900	\$63,500	\$60,800	\$60,600
\$43,100	Land Res (1)	\$43,100	\$43,500	\$43,500	\$43,500	\$43,500
\$29,400	Land Non Res (2)	\$29,400	\$25,400	\$20,000	\$17,300	\$17,100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$20,600	Improvement	\$20,600	\$20,600	\$22,200	\$19,100	\$19,400
\$19,700	Imp Res (1)	\$19,700	\$14,200	\$14,300	\$12,500	\$12,900
\$900	Imp Non Res (2)	\$900	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$6,400	\$7,900	\$6,600	\$6,500
\$93,100	Total	\$93,100	\$89,500	\$85,700	\$79,900	\$80,000
\$62,800	Total Res (1)	\$62,800	\$57,700	\$57,800	\$56,000	\$56,400
\$30,300	Total Non Res (2)	\$30,300	\$25,400	\$20,000	\$17,300	\$17,100
\$0	Total Non Res (3)	\$0	\$6,400	\$7,900	\$6,600	\$6,500

Land Data (Standard Depth: Res 150', CI 150' 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
9	A		0	1.0000	1.00	\$43,500	\$43,500	\$43,500	0%	0.9900	100.00	0.00	0.00	\$43,070
4	A	ALB2	0	0.0171	1.02	\$2,280	\$2,326	\$40	0%	1.0000	0.00	100.00	0.00	\$40
4	A	HOB	0	0.0434	0.81	\$2,280	\$1,847	\$80	0%	1.0000	0.00	100.00	0.00	\$80
4	A	WM	0	6.4019	1.06	\$2,280	\$2,417	\$15,473	0%	1.0000	0.00	100.00	0.00	\$15,470
4	A	ZAC3	0	1.4633	0.55	\$2,280	\$1,254	\$1,835	0%	1.0000	0.00	100.00	0.00	\$1,830
5	A	ALB2	0	0.7190	1.02	\$2,280	\$2,326	\$1,672	-60%	1.0000	0.00	100.00	0.00	\$670
5	A	WED	0	0.9123	0.64	\$2,280	\$1,459	\$1,331	-60%	1.0000	0.00	100.00	0.00	\$530
5	A	WM	0	0.3456	1.06	\$2,280	\$2,417	\$835	-60%	1.0000	0.00	100.00	0.00	\$330
5	A	ZAC3	0	2.2546	0.55	\$2,280	\$1,254	\$2,827	-60%	1.0000	0.00	100.00	0.00	\$1,130
6	A	ALB2	0	0.1902	1.02	\$2,280	\$2,326	\$442	-80%	1.0000	0.00	100.00	0.00	\$90
6	A	GU	0	0.2012	0.50	\$2,280	\$1,140	\$229	-80%	1.0000	0.00	100.00	0.00	\$50
6	A	HOB	0	5.5264	0.81	\$2,280	\$1,847	\$10,207	-80%	1.0000	0.00	100.00	0.00	\$2,040
6	A	WM	0	9.4652	1.06	\$2,280	\$2,417	\$22,877	-80%	1.0000	0.00	100.00	0.00	\$4,580
6	A	ZAC3	0	7.3136	0.55	\$2,280	\$1,254	\$9,171	-80%	1.0000	0.00	100.00	0.00	\$1,830
6	A	ZAD3	0	2.4689	0.50	\$2,280	\$1,140	\$2,815	-80%	1.0000	0.00	100.00	0.00	\$560

Data Source	Aerial	Collector	07/02/2020	KDenton	Appraiser	07/02/2020	KDenton
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Land Computations

Calculated Acreage	38.60
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	38.60
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	37.60
Farmland Value	\$29,420
Measured Acreage	37.60
Avg Farmland Value/Acre	782
Value of Farmland	\$29,400
Classified Total	\$0
Farm / Classified Value	\$29,400
Homesite(s) Value	\$43,100
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$43,100
CAP 2 Value	\$29,400
CAP 3 Value	\$0
Total Value	\$72,500

Land Data (Standard Depth: Res 150', CI 150' 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
72	A	HOB	0	0.0332	0.50	\$2,280	\$1,140	\$38	-40%	1.0000	0.00	100.00	0.00	\$20
72	A	ZAC3	0	0.2422	0.50	\$2,280	\$1,140	\$276	-40%	1.0000	0.00	100.00	0.00	\$170

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

N/A

Finished Area

696 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☒ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Plumbing

#

TF

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

7

Accommodations

Bedrooms

2

Living Rooms

1

Dining Rooms

1

Family Rooms

Total Rooms

4

Heat Type

Central Warm Air

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	696	696	\$62,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		696	0	\$0	
				Total Base	\$62,200
Adjustments				1 Row Type Adj. x 1.00	\$62,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				7 – 5 = 2 x \$800	\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$63,800
				Sub-Total, 1 Units	
Exterior Features (+)				\$0	\$63,800
Garages (+) 0 sqft				\$0	\$63,800
Quality and Design Factor (Grade)					0.40
Location Multiplier					0.93
				Replacement Cost	\$23,734

Summary of Improvements																							
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1	Wood Fr	E	1976	1976	48	P			0.93		696 sqft	\$23,734	58%	\$9,970	91%	100%	1.000	1.180	100.00	0.00	0.00	\$1,100
2: Barn, Pole (T3) R 01	1	T3AW	D	1976	1976	48	F		\$19.80	0.93		30' x 36' x 14'	\$15,918	70%	\$4,780	0%	100%	1.000	1.000	100.00	0.00	0.00	\$4,800
3: Detached Garage R 01	1	Concrete	D	1990	1990	34	A		\$26.58	0.93	\$19.78	26'x34'	\$17,482	30%	\$12,240	0%	100%	1.000	1.070	100.00	0.00	0.00	\$13,100
4: Lean-To R 01	1	Earth Flo	D	1976	1976	48	F		\$5.58	0.93		15'x36' x 10'	\$2,242	70%	\$670	0%	100%	1.000	1.000	0.00	100.00	0.00	\$700
5: Lean-To R 01	1	Earth Flo	D	1976	1976	48	F		\$5.58	0.93		15'x36' x 10'	\$2,242	70%	\$670	0%	100%	1.000	1.000	100.00	0.00	0.00	\$700
6: Utility Shed R 01	1		D	1900	1900	124	VP		\$26.02	0.93	\$19.36	8'x10'	\$1,549	85%	\$230	0%	100%	1.000	1.070	0.00	100.00	0.00	\$200

Total all pages

\$20,600

Total this page

\$20,600

