

32-16-20-100-009.000-011

General Information

Parcel Number
32-16-20-100-009.000-011

Local Parcel Number
06-3-20-42E 100-009

Tax ID:
006-320421-100009

Routing Number

Property Class 100
Vacant Land

Year: 2025

Location Information

County
Hendricks

Township
GUILFORD TOWNSHIP

District 011 (Local 006)
GUILFORD TOWNSHIP

School Corp 3330
PLAINFIELD COMMUNITY

Neighborhood 5550006
RES ACREAGE DEFAULT-GUILF

Section/Plat
020

Location Address (1)
LAND ONLY
PLAINFIELD, IN 46168

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Thursday, June 19, 2025
Review Group 2025

FISCHER, SHERYL L & KEVIN J

Ownership

FISCHER, SHERYL L & KEVIN J JON
DEBORAH A GREEN REV TRUST 1/3
2198 REEVES RD
PLAINFIELD, IN 46168

Legal

PT W NE & PT E NW 20-14-2E 78.374 AC

LAND ONLY

100, Vacant Land

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/15/2019	FISCHER, SHERYL L	QCD	QC	/		I
08/07/1996	FISCHER, SHERYL L		WD	/		I

Agricultural

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	GenReval	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
05/12/2025	As Of Date	05/12/2025	04/13/2025	04/10/2024	04/06/2023	04/07/2022
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$161,800	Land	\$161,800	\$182,400	\$178,600	\$148,900	\$117,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$161,800	Land Non Res (2)	\$161,800	\$182,400	\$178,600	\$148,900	\$117,600
\$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
\$161,800	Total	\$161,800	\$182,400	\$178,600	\$148,900	\$117,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$161,800	Total Non Res (2)	\$161,800	\$182,400	\$178,600	\$148,900	\$117,600
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' 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	Bs	0	10.66	1.28	\$2,120	\$2,714	\$28,931	0%	1.0000	0.00	100.00	0.00	\$28,930
4	A	CrA	0	24	1.02	\$2,120	\$2,162	\$52,083	0%	1.0000	0.00	100.00	0.00	\$52,080
4	A	MmB	0	3	0.89	\$2,120	\$1,887	\$5,661	0%	1.0000	0.00	100.00	0.00	\$5,660
4	A	MsC3	0	1	0.77	\$2,120	\$1,632	\$816	0%	1.0000	0.00	100.00	0.00	\$820
4	A	MsD3	0	1	0.64	\$2,120	\$1,357	\$1,357	0%	1.0000	0.00	100.00	0.00	\$1,360
4	A	OsA	0	3	1.02	\$2,120	\$2,162	\$5,405	0%	1.0000	0.00	100.00	0.00	\$5,410
4	A	OsB2	0	3	0.98	\$2,120	\$2,078	\$6,754	0%	1.0000	0.00	100.00	0.00	\$6,750
4	A	Rn	0	11	1.28	\$2,120	\$2,714	\$28,497	0%	1.0000	0.00	100.00	0.00	\$28,500
4	A	Sh	0	2	1.11	\$2,120	\$2,353	\$5,294	0%	1.0000	0.00	100.00	0.00	\$5,290
4	A	Wh	0	8	1.11	\$2,120	\$2,353	\$19,412	0%	1.0000	0.00	100.00	0.00	\$19,410
5	A	Sh	0	4	1.11	\$2,120	\$2,353	\$8,236	-60%	1.0000	0.00	100.00	0.00	\$3,290
5	A	OsA	0	0	1.02	\$2,120	\$2,162	\$541	-60%	1.0000	0.00	100.00	0.00	\$220
5	A	MsD3	0	3	0.64	\$2,120	\$1,357	\$4,071	-60%	1.0000	0.00	100.00	0.00	\$1,630
6	A	MsC3	0	1	0.77	\$2,120	\$1,632	\$816	-80%	1.0000	0.00	100.00	0.00	\$160
6	A	MeA	0	1	1.02	\$2,120	\$2,162	\$1,081	-80%	1.0000	0.00	100.00	0.00	\$220

Data Source Aerial

Collector

Appraiser

RES ACREAGE DEFAULT- 1/2

Notes

6/12/2024 SPLIT: 25/26 SPLIT (A-06-C) 1AC WENT TO 32-16-20-100-014.000-011 INSTR# 202404846 - TWEBB

6/11/2024 SPLIT: 25/26 SPLIT (A-06-A) 0.596AC WENT TO 32-16-20-100-013.000-011 INSTR# 202402164 - TWEBB

7/20/2020 REASSESSMENT: 2021 CYCLICAL RA - PER PICT & NO MLS - NO CHG CC

9/26/2017 REASSESSMENT: 2018 CYCLICAL RA - NO CHGD TO AG LAND HLH

4/21/2010 GENERAL: 08/09 (FORM 130) WITHDRAW LG

3/11/1997 : 97-98 SPLIT ACREAGE CORRECTION FROM 77.0AC TO 79.97AC

Land Computations

Calculated Acreage	78.37
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	78.37
81 Legal Drain NV	0.00
82 Public Roads NV	0.37
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	78.00
Farmland Value	\$161,770
Measured Acreage	78.01
Avg Farmland Value/Acre	2074
Value of Farmland	\$161,780
Classified Total	\$0
Farm / Classified Value	\$161,800
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$161,800
CAP 3 Value	\$0
Total Value	\$161,800

Land Data (Standard Depth: Res 100', CI 100' 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
6	A	Sh	0	2	1.11	\$2,120	\$2,353	\$3,530	-80%	1.0000	0.00	100.00	0.00	\$710
6	A	Rn	0	1	1.28	\$2,120	\$2,714	\$1,357	-80%	1.0000	0.00	100.00	0.00	\$270
6	A	Wh	0	2	1.11	\$2,120	\$2,353	\$5,294	-80%	1.0000	0.00	100.00	0.00	\$1,060
82	A		0	0.3690	1.00	\$2,120	\$2,120	\$782	-100%	1.0000	0.00	100.00	0.00	\$00