

32-16-18-400-013.000-012

General Information

Parcel Number
32-16-18-400-013.000-012

Local Parcel Number
21-2-18-42E 400-013

Tax ID:
021-218421-400013

Routing Number

Property Class 640
Exempt, Municipality

Year: 2025

Location Information

County
Hendricks

Township
GUILFORD TOWNSHIP

District 012 (Local 021)
PLAINFIELD TOWN

School Corp 3330
PLAINFIELD COMMUNITY

Neighborhood 5550021
RES ACREAGE DEFAULT-PLAINF

Section/Plat
013

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 2026

TOWN OF PLAINFIELD

Ownership

TOWN OF PLAINFIELD
206 W MAIN ST
PLAINFIELD, IN 46168-1134

Legal

PT SE 13-14N-1E & PT S 1/218 & PT SW 17-14N-2E 444.287AC

LAND ONLY

640, Exempt, Municipality

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/27/2018	TOWN OF PLAINFIEL	SPWD	SWD	/	\$184,347	I
05/11/2017	INDIANAPOLIS AIRP		CQD	/		I

Exempt

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$3,174,400	Land	\$3,174,400	\$3,177,000	\$3,175,900	\$3,179,200	\$2,997,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$20,000	Land Non Res (2)	\$20,000	\$22,600	\$21,500	\$17,900	\$14,100
\$3,154,400	Land Non Res (3)	\$3,154,400	\$3,154,400	\$3,154,400	\$3,161,300	\$2,983,000
\$90,100	Improvement	\$90,100	\$90,100	\$86,300	\$86,300	\$87,000
\$4,200	Imp Res (1)	\$4,200	\$4,200	\$3,200	\$3,200	\$3,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$85,900	Imp Non Res (3)	\$85,900	\$85,900	\$83,100	\$83,100	\$83,800
\$3,264,500	Total	\$3,264,500	\$3,267,100	\$3,262,200	\$3,265,500	\$3,084,100
\$4,200	Total Res (1)	\$4,200	\$4,200	\$3,200	\$3,200	\$3,200
\$20,000	Total Non Res (2)	\$20,000	\$22,600	\$21,500	\$17,900	\$14,100
\$3,240,300	Total Non Res (3)	\$3,240,300	\$3,240,300	\$3,237,500	\$3,244,400	\$3,066,800

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
91rr	A		0	95	1.00	\$9,100	\$9,100	\$864,500	0%	1.0000	0.00	0.00	100.00	\$864,500
91rr	A		0	100	1.00	\$6,390	\$6,390	\$639,000	0%	1.0000	0.00	0.00	100.00	\$639,000
91rr	A		0	98.116	1.00	\$3,650	\$3,650	\$358,123	0%	1.0000	0.00	0.00	100.00	\$358,120
91rr	A		0	124.215	1.00	\$9,100	\$9,100	\$1,130,357	0%	1.0000	0.00	0.00	100.00	\$1,130,360
91rr	A		0	17.85	1.00	\$9,100	\$9,100	\$162,435	0%	1.0000	0.00	0.00	100.00	\$162,440
4	A	Bs	0	1.33	1.28	\$2,120	\$2,714	\$3,610	0%	1.0000	0.00	100.00	0.00	\$3,610
4	A	CrA	0	7.576	1.02	\$2,120	\$2,162	\$16,379	0%	1.0000	0.00	100.00	0.00	\$16,380
82	A		0	.20	1.00	\$2,120	\$2,120	\$424	-100%	1.0000	0.00	100.00	0.00	\$00

RES ACREAGE DEFAULT- 1/6

Notes

4/27/2023 SPLIT: 24/25 SPLIT (A-21-D) 1.883AC WENT TO 32-16-18-600-014.000-012 INSTR# 202304541 - TWEBB

9/29/2020 SPLIT: 21/22 SPLIT (021-01) 0.094AC WENT TO 600-012. TB

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

1/23/2019 SPLIT: 19/20 SPLIT (AC21F) CHANGED AC FROM 446.265AC...TAL

10/5/2017 SPLIT: 18/19 SPLIT (A21J) 446.265AC CAME FROM 21-2-13-41E 400-001,002,003, 21-2-17-42E 300-001,300-002 & 21-2-18-42E 400-001, 002, 003, 005,006, 007, 009,011, 012. TB

Land Computations

Calculated Acreage	444.29
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	444.29
81 Legal Drain NV	0.00
82 Public Roads NV	0.20
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	435.18
Total Acres Farmland	8.91
Farmland Value	\$19,990
Measured Acreage	8.91
Avg Farmland Value/Acre	2245
Value of Farmland	\$19,990
Classified Total	\$0
Farm / Classified Value	\$20,000
Homesite(s) Value	\$0
91/92 Value	\$3,154,400
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$20,000
CAP 3 Value	\$3,154,400
Total Value	\$3,174,400

General Information

Occupancy Barn, Pole (T3)
Description Barn, Pole1 (5600sqft)
Story Height 0
Style N/A
Finished Area
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

TOWN OF PLAINFIELD

Plumbing

TF
Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

LAND ONLY

640, Exempt, Municipality

RES ACREAGE DEFAULT- 2/6

Cost Ladder

Floor Constr Base Finish Value Totals
1
2
3
4
1/4
1/2
3/4
Attic
Bsm't
Crawl
Slab

Total Base
Adjustments Row Type Adj.

Unfin Int (-)
Ex Liv Units (+)
Rec Room (+)
Loft (+)
Fireplace (+)
No Heating (-)
A/C (+)
No Elec (-)
Plumbing (+ / -)
Spec Plumb (+)
Elevator (+)

Sub-Total, One Unit \$0
Sub-Total, 1 Units
Exterior Features (+) \$0 \$0
Garages (+) 0 sqft \$0 \$0
Quality and Design Factor (Grade)
Location Multiplier 1.00
Replacement Cost \$72,667

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: Barn, Pole1 (5600sqft)	1	T3AW	C	1989	1989	36 A	\$12.98	1.00		56' x 100' x 14'	\$72,667	55%	\$32,700	0%	100%	1.000	1.000	0.00	0.00	100.00	\$32,700
2: Patio1 (460sqft)	1		C	1989	1989	36 A		1.00		460 sqft	\$3,700	28%	\$2,660	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,700

General Information

Occupancy Barn, Pole (T3)
Description Barn, Pole (T3) (1056s
Story Height 0
Style N/A
Finished Area
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

TOWN OF PLAINFIELD

Plumbing

TF
Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

LAND ONLY

640, Exempt, Municipality

RES ACREAGE DEFAULT- 3/6

Cost Ladder

Floor Constr Base Finish Value Totals
1
2
3
4
1/4
1/2
3/4
Attic
Bsmt
Crawl
Slab

Total Base
Adjustments Row Type Adj.

Unfin Int (-)
Ex Liv Units (+)
Rec Room (+)
Loft (+)
Fireplace (+)
No Heating (-)
A/C (+)
No Elec (-)
Plumbing (+ / -)
Spec Plumb (+)
Elevator (+)

Sub-Total, One Unit \$0
Sub-Total, 1 Units
Exterior Features (+) \$0 \$0
Garages (+) 0 sqft \$0 \$0
Quality and Design Factor (Grade)
Location Multiplier 1.00
Replacement Cost \$14,786

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: Barn, Pole (T3) (1056sqft)	1	T30W	C+2	2012	2012	13 A	\$13.39	1.00		24' x 44' x 8'	\$14,786	25%	\$11,090	0%	100%	1.000	1.000	0.00	0.00	100.00	\$11,100
2: Patio (free standing) 1(31	1		C	2012	2012	13 A		1.00		314 sqft	\$2,400	12%	\$2,110	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,100
3: Patio (free standing) 2 (31	1		C	2012	2012	13 A		1.00		314 sqft	\$2,400	12%	\$2,110	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,100
4: Patio (free standing) 3 (31	1		C	2012	2012	13 A		1.00		314 sqft	\$2,400	12%	\$2,110	0%	100%	1.000	1.000	100.00	0.00	0.00	\$2,100
5: Paving (9000sqft)	1	Asphalt	C	2012	2012	13 A	\$2.81	1.00	\$2.81	9,000 sqft	\$25,290	80%	\$5,060	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,100

General Information

Occupancy Patio (free standing)
Description Patio (free standing) 5
Story Height 0
Style N/A
Finished Area
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
Patio, Concrete	314	\$2,400

TOWN OF PLAINFIELD

Plumbing

TF
Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

LAND ONLY

640, Exempt, Municipality

RES ACREAGE DEFAULT- 4/6

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

Total Base

Adjustments Row Type Adj.

Unfin Int (-)
Ex Liv Units (+)
Rec Room (+)
Loft (+)
Fireplace (+)
No Heating (-)
A/C (+)
No Elec (-)
Plumbing (+ / -)
Spec Plumb (+)
Elevator (+)

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+) \$2,400 \$2,400
Garages (+) 0 sqft \$0 \$2,400
Quality and Design Factor (Grade)
Location Multiplier 1.00
Replacement Cost \$2,400

Specialty Plumbing

Description	Count	Value
-------------	-------	-------

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: Patio (free standing) 5(31	1		C	2012	2012	13	A		1.00		314 sqft	\$2,400	12%	\$2,110	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,100
2: Patio (free standing) 6 (31	1		C	2012	2012	13	A		1.00		314 sqft	\$2,400	12%	\$2,110	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,100
3: Patio (free standing)4 (31	1		C	2012	2012	13	A		1.00		314 sqft	\$2,400	12%	\$2,110	0%	100%	1.000	1.000	100.00	0.00	0.00	\$2,100
4: Paving (3880sqft)	1	Asphalt	C	2012	2012	13	A	\$2.81	1.00	\$2.81	3,880 sqft	\$10,903	80%	\$2,180	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,200

General Information

Occupancy Paving
Description Paving (44000sqft)
Story Height 0
Style N/A
Finished Area
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
-------------	------	-------

TOWN OF PLAINFIELD

Plumbing

#	TF
Full Bath	
Half Bath	
Kitchen Sinks	
Water Heaters	
Add Fixtures	
Total	

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

LAND ONLY

640, Exempt, Municipality

RES ACREAGE DEFAULT- 5/6

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

Total Base

Adjustments Row Type Adj.

Unfin Int (-)
Ex Liv Units (+)
Rec Room (+)
Loft (+)
Fireplace (+)
No Heating (-)
A/C (+)
No Elec (-)
Plumbing (+ / -)
Spec Plumb (+)
Elevator (+)

Sub-Total, One Unit	\$0
---------------------	-----

Sub-Total, 1 Units	
--------------------	--

Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		1.00
Location Multiplier		1.00
Replacement Cost		\$113,080

Specialty Plumbing

Description	Count	Value
-------------	-------	-------

1

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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: Paving (44000sqft)	1	Asphalt	C	2012	2012	13	A	\$2.57	1.00	\$2.57	44,000 sqft	\$113,080	80%	\$22,620	0%	100%	1.000	1.000	0.00	0.00	100.00	\$22,600

General Information

Occupancy Paving
Description Paving (1975sqft)
Story Height 0
Style N/A
Finished Area
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
-------------	------	-------

TOWN OF PLAINFIELD

Plumbing

#	TF
Full Bath	
Half Bath	
Kitchen Sinks	
Water Heaters	
Add Fixtures	
Total	

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

LAND ONLY

640, Exempt, Municipality

RES ACREAGE DEFAULT-

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

Total Base

Adjustments Row Type Adj.

Unfin Int (-)
Ex Liv Units (+)
Rec Room (+)
Loft (+)
Fireplace (+)
No Heating (-)
A/C (+)
No Elec (-)
Plumbing (+ / -)
Spec Plumb (+)
Elevator (+)

Sub-Total, One Unit	\$0
---------------------	-----

Sub-Total, 1 Units	
--------------------	--

Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		1.00
Location Multiplier		1.00
Replacement Cost		\$5,550

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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: Paving (1975sqft)	1	Asphalt	C	2012	2012	13	A	\$2.81	1.00	\$2.81	1,975 sqft	\$5,550	80%	\$1,110	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,100