

32-16-20-220-001.000-011

EPPERSON, ANTHONY JR & MIL

LAND ONLY

500, Vacant - Platted Lot

JESSUP'S ADD FRIENDSW 1/2

General Information

Parcel Number

32-16-20-220-001.000-011

Local Parcel Number

06-3-20-42E 220-001

Tax ID:

006-320421-220001

Routing Number

Property Class 500

Vacant - Platted Lot

Year: 2025

Location Information

County

Hendricks

Township

GUILFORD TOWNSHIP

District 011 (Local 006)

GUILFORD TOWNSHIP

School Corp 3330

PLAINFIELD COMMUNITY

Neighborhood 0651720

JESSUP'S ADD FRIENDSWOOD

Section/Plat

020

Location Address (1)

LAND ONLY

CAMBY, IN 46113

Zoning

Subdivision

JESSUP'S ADD FRIENDSWOOD

Lot

NO 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

Data Source N/A

Collector

Appraiser

Ownership

EPPERSON, ANTHONY JR & MILLIE
7809 S COUNTY ROAD 1050 E
CAMBY, IN 46113-9115

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
05/30/2014 EPPERSON, ANTHO WD WD / \$50,000 I
08/31/1994 GILLIM, MARY V WD /

Legal

FRIENDSWOOD-JESSUP ADD 0.21 AC

Notes

7/20/2020 REASSESSMENT: 2021 CYCLICAL RA -
PER PICT & NO MLS - NO CHG CC9/11/2017 REASSESSMENT: 2018 CYCLICAL RA -
NO CHANGE...VACANT LOT W/ NO PERMIT ON
FILE NDL - RMV UNIMP INF'L FROM LAND JMH11/27/2002 : 01/02 CE/AUD CHG HOUSE AND
GAR BELONG ON 220-002 GLB

| Valuation Records (Work In Progress values are not certified values and are subject to change) | | | | | | | | | | |
|--|------------|---------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|------|
| | 2025 | Assessment Year | | 2025 | | 2024 | | 2023 | | 2022 |
| | | Reason For Change | WIP | Neigh Factor | Annual-Adj | Annual-Adj | Annual-Adj | Annual-Adj | Annual-Adj | |
| County | 06/08/2025 | As Of Date | Indiana Cost Mod | 06/09/2025 | 04/13/2025 | 04/10/2024 | 04/06/2023 | 04/07/2022 | | |
| Township | 1.0000 | Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | |
| | | Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | |
| | | Notice Required | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| District 011 (Local 006) | \$1,700 | Land | \$1,700 | \$1,700 | \$6,400 | \$6,100 | \$6,100 | \$6,100 | \$5,900 | |
| GUILFORD TOWNSHIP | \$0 | Land Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| | \$1,700 | Land Non Res (2) | \$1,700 | \$1,700 | \$6,400 | \$6,100 | \$6,100 | \$6,100 | \$5,900 | |
| | \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Improvement | \$0 | Imp Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| | \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| | \$0 | Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total | \$1,700 | Total Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| | \$1,700 | Total Non Res (2) | \$1,700 | \$1,700 | \$6,400 | \$6,100 | \$6,100 | \$6,100 | \$5,900 | |
| | \$0 | Total Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |

Land Data (Standard Depth: Res 200', CI 100' Base Lot: Res 88' X 247', 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 |
|-----------|----------------|---------|------------|-------|--------|---------|-----------|------------|---------|---------------|-------|--------|-------|---------|
| 91 | A | | 0 | 0.210 | 1.00 | \$8,000 | \$8,000 | \$1,680 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$1,680 |

| Land Computations | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.21 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.21 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.00 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.00 |
| 91/92 Acres | 0.21 |
| Total Acres Farmland | 0.00 |
| Farmland Value | \$0 |
| Measured Acreage | 0.00 |
| Avg Farmland Value/Acre | 0.0 |
| Value of Farmland | \$0 |
| Classified Total | \$0 |
| Farm / Classified Value | \$0 |
| Homesite(s) Value | \$0 |
| 91/92 Value | \$1,700 |
| Supp. Page Land Value | |
| CAP 1 Value | \$0 |
| CAP 2 Value | \$1,700 |
| CAP 3 Value | \$0 |
| Total Value | \$1,700 |

