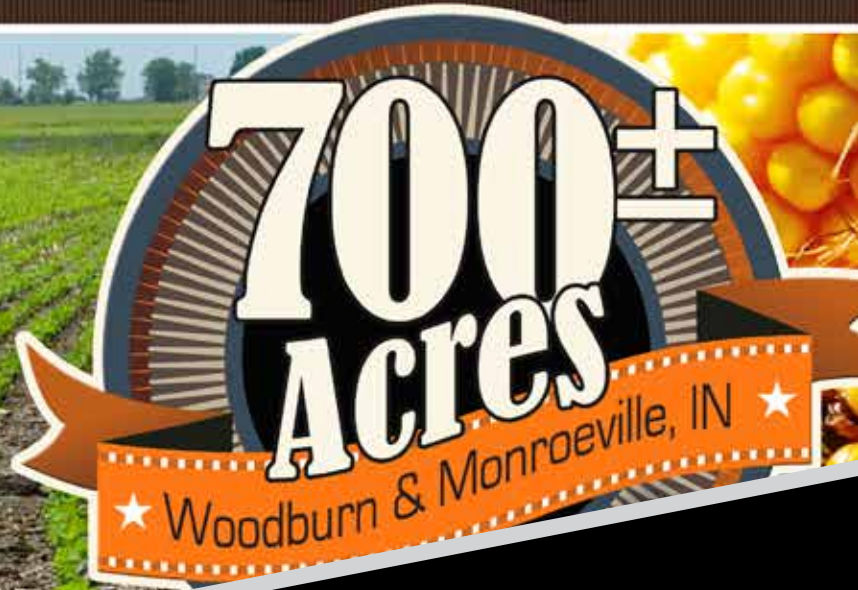


*Jeanne Kelly Farms
and the Estate
of Jeanne
Kelly*

Major Allen County **LAND AUCTION**

- *Highly Productive
Tillable Soils*
- *Road Frontage*



INFORMATION BOOKLET

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne
866.340.0445
SchraderFortWayne.com

THURSDAY, AUGUST 16 • 6:00 PM

Auction held at the Orchid Events & Catering, New Haven

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

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OWNERS: Jeanne Kelly Farms and the Estate of Jeanne Kelly
Auction Company: Schrader Real Estate & Auction of Fort Wayne, LLC



SCHRADER REAL ESTATE & AUCTION OF FORT WAYNE, LLC

7009 N. River Road, Fort Wayne, IN 46815

260-749-0445 • 866-340-0445

www.SchraderFortWayne.com • www.SchraderAuction.com

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP**
- **PLAT MAPS**
- **AERIAL MAPS**
- **SOIL MAPS**
- **TILE MAP**
- **FSA INFORMATION**
- **TAX INFORMATION**
- **TITLE**
- **PHOTOS**



A wide-angle photograph of a lush green field, likely a farm or agricultural area. The foreground is dominated by tall, vibrant green grass. In the middle ground, the field transitions into a lower, more uniform green area. The horizon is flat, with a dense line of trees and a few distant structures visible against a clear blue sky with a few wispy clouds. The overall scene is bright and open.

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, AUGUST 16, 2016

700+/- ACRES – MONROEVILLE & WOODBURN, INDIANA

This form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725
Fax # 260-244-4431, no later than Tuesday, August 9, 2016.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
700± Acres • Monroeville & Woodburn, Indiana
Tuesday, August 16, 2016

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, August 16, 2016 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number and bank account number is: _____ . (This for return of your deposit money). My bank name and address is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, August 9, 2016**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

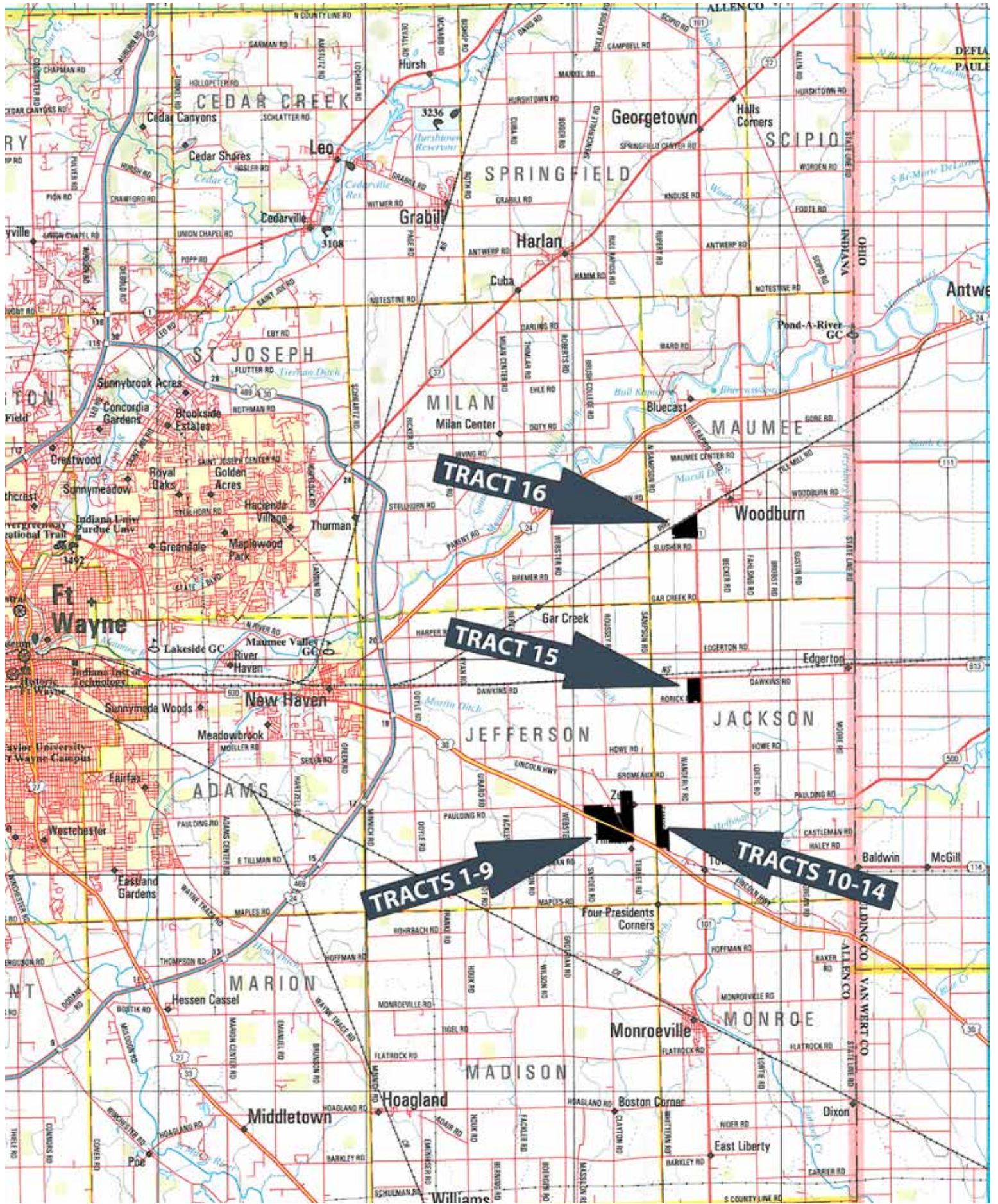
E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

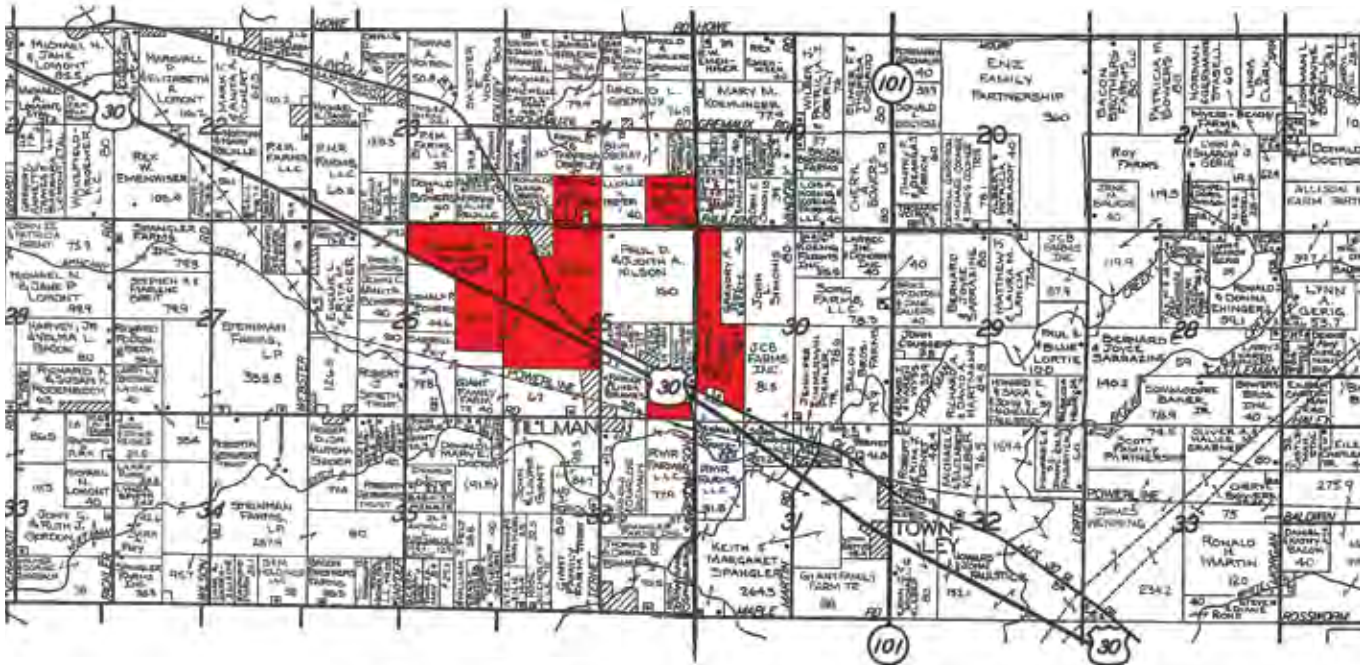
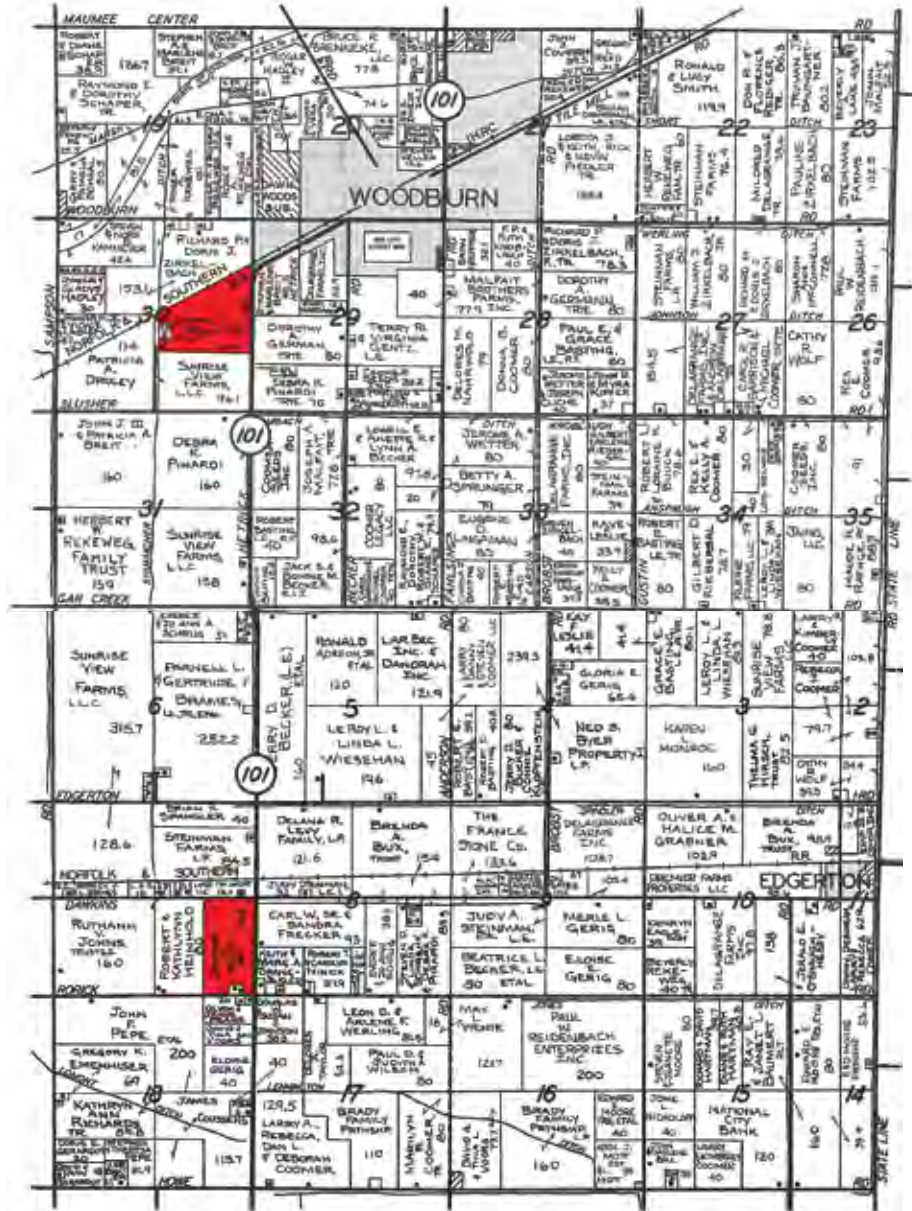


MAPS

LOCATION MAP



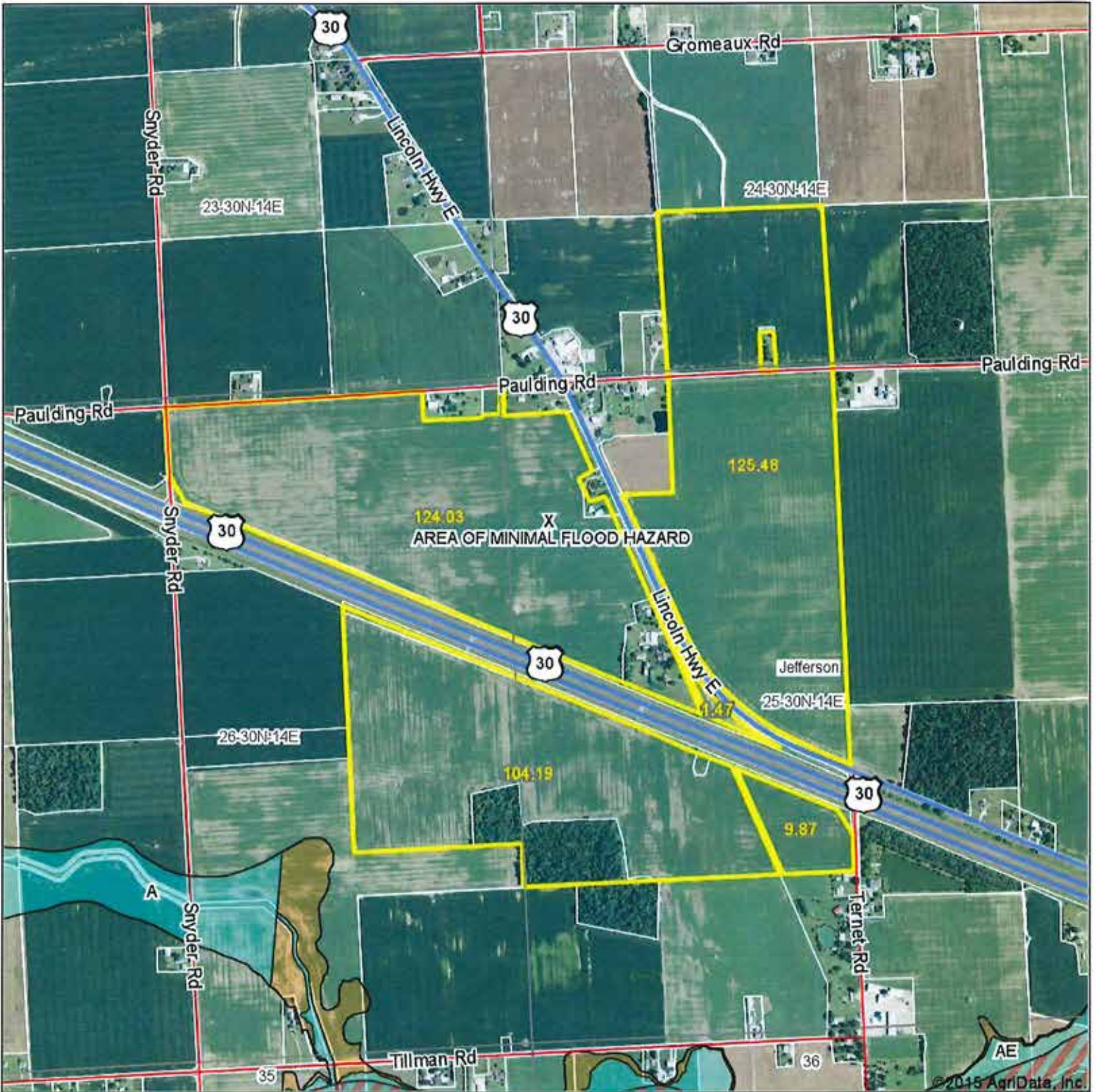
PLAT MAPS



AERIAL MAP - Tracts 1 - 9



Aerial Map



SCHRADER
Real Estate and Auction Company, Inc.

map center: 41° 1' 59.66, 84° 54' 5.31

0ft 1237ft 2474ft

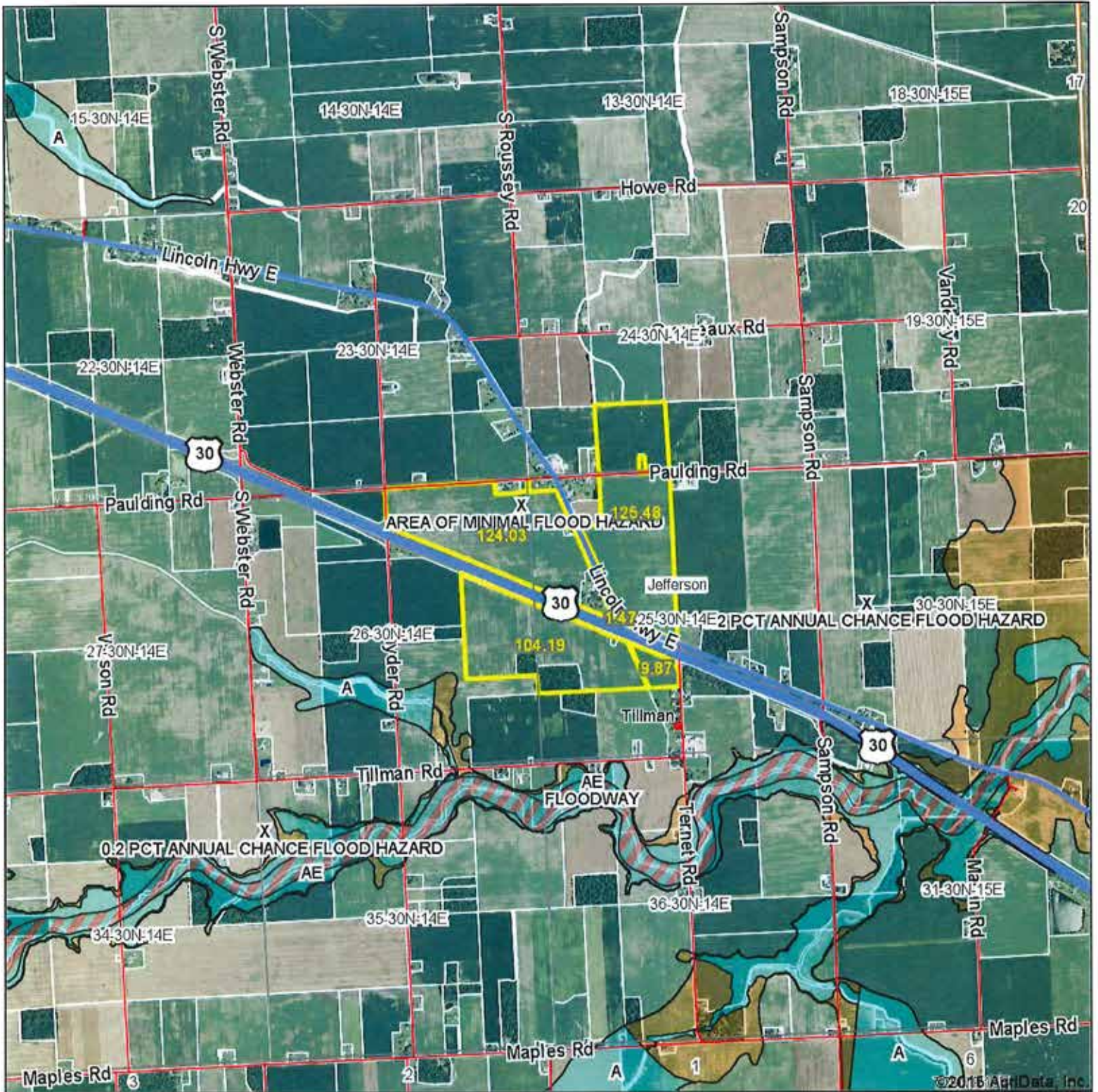
Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
© AgriData, Inc. 2015 www.AgriDataInc.com

25-30N-14E
Allen County
Indiana



12/18/2015

Aerial Map



SCHRADER
Real Estate and Auction Company, Inc.

map center: 41° 1' 59.64, 84° 54' 5.27

0ft 2887ft 5774ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2015 www.AgridataInc.com

25-30N-14E
Allen County
Indiana



12/18/2015

Field borders provided by Farm Service Agency as of 5/21/2006.

AERIAL MAP - Tracts 10 - 14



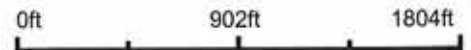
Aerial Map



©2015 AgriData, Inc.



map center: 41° 1' 49.88, 84° 52' 50.84

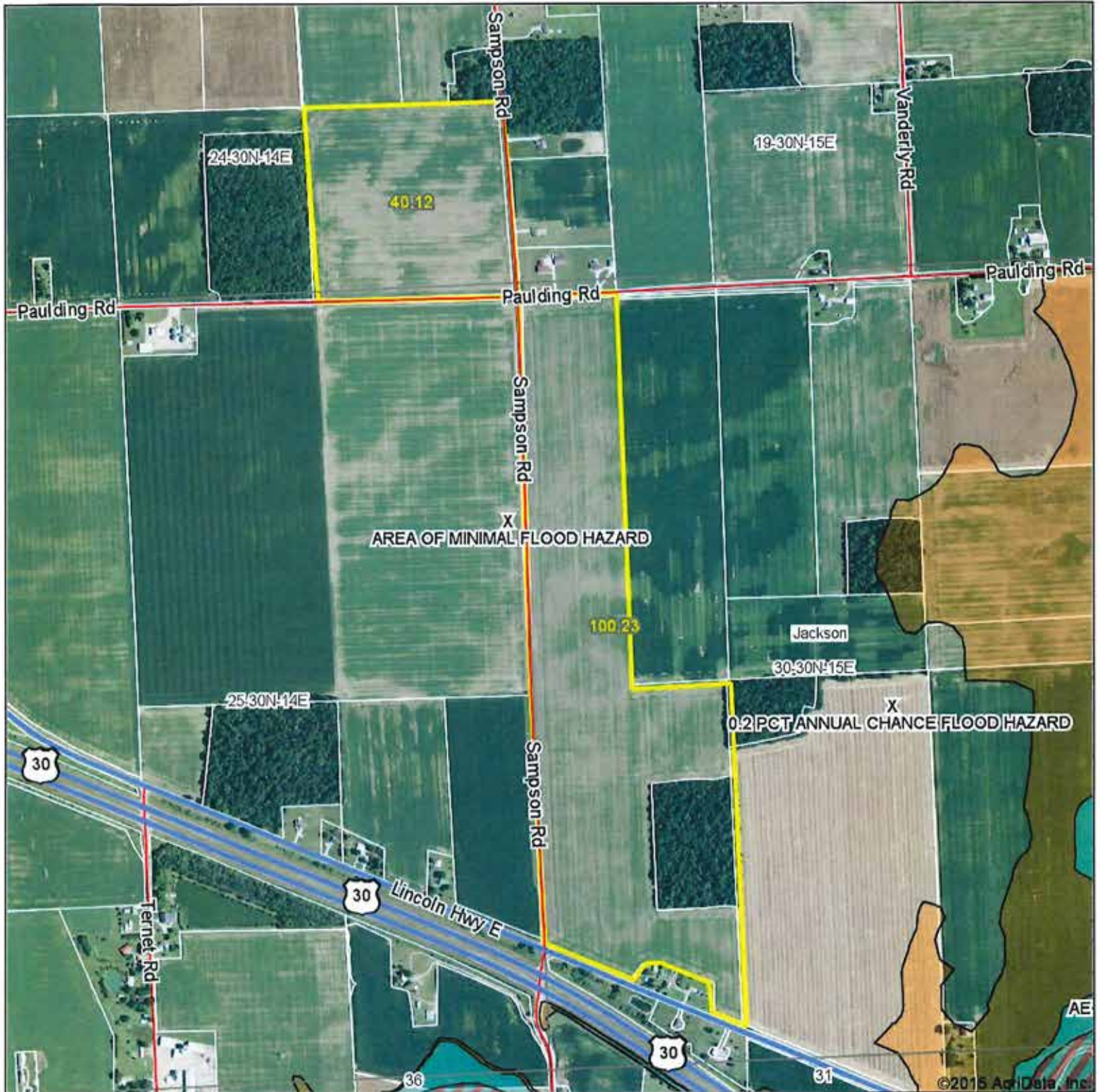


30-30N-15E
Allen County
Indiana



12/18/2015

Aerial Map



SCHRADER
Real Estate and Auction Company, Inc.

map center: 41° 1' 56.42, 84° 52' 57.82

0ft 1043ft 2087ft

Maps Provided By:
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CUSTOMER ONLINE MAPPING
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30-30N-15E
Allen County
Indiana

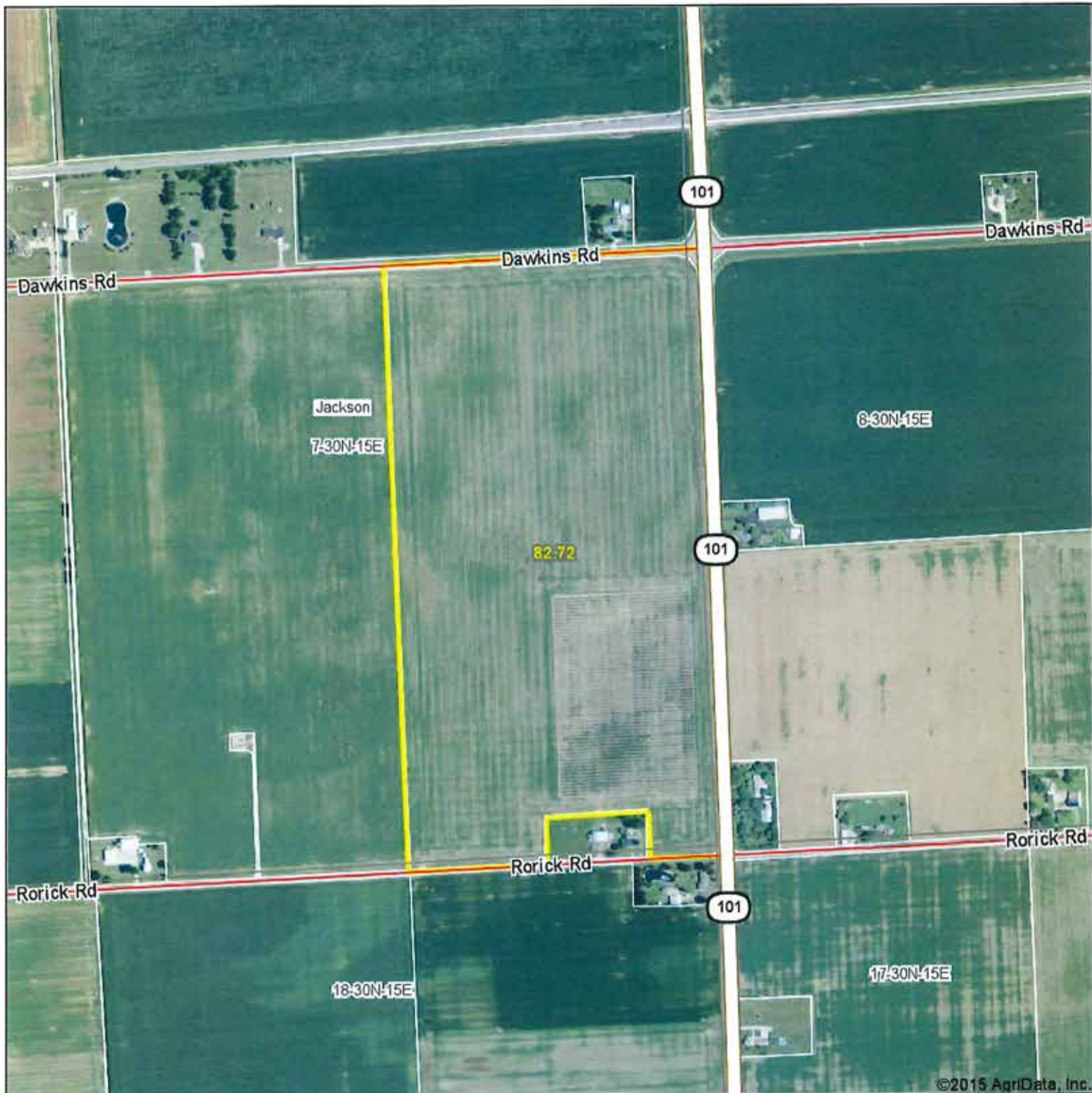


1/4/2016

AERIAL MAP - Tract 15



Aerial Map



©2015 AgriData, Inc.



map center: 41° 4' 12.67, 84° 52' 2.59



Maps Provided By:

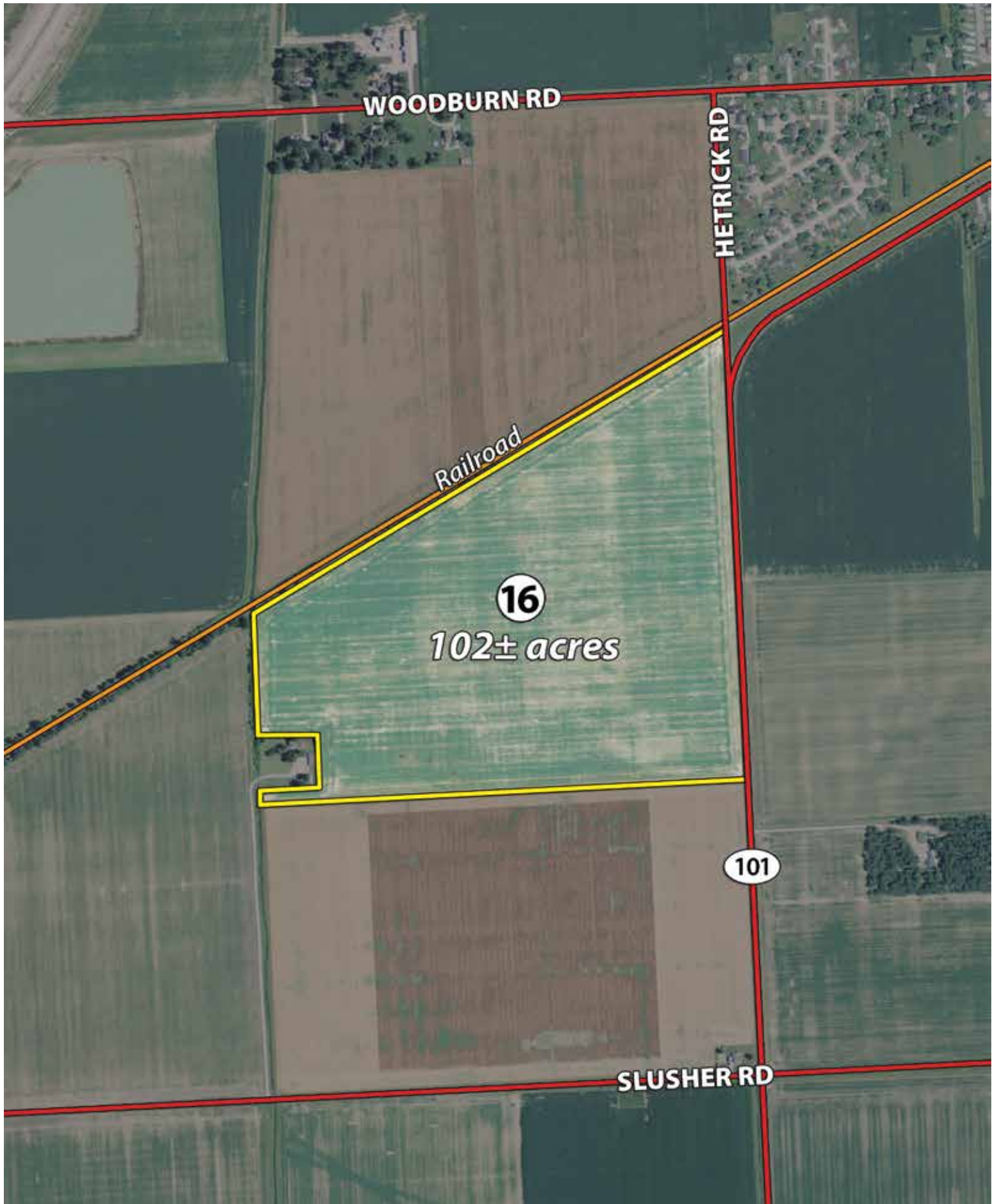


7-30N-15E
Allen County
Indiana



12/18/2015

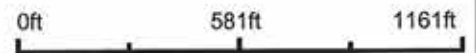
AERIAL MAP - Tract 16



Aerial Map



map center: 41° 7' 4.01, 84° 52' 17.5

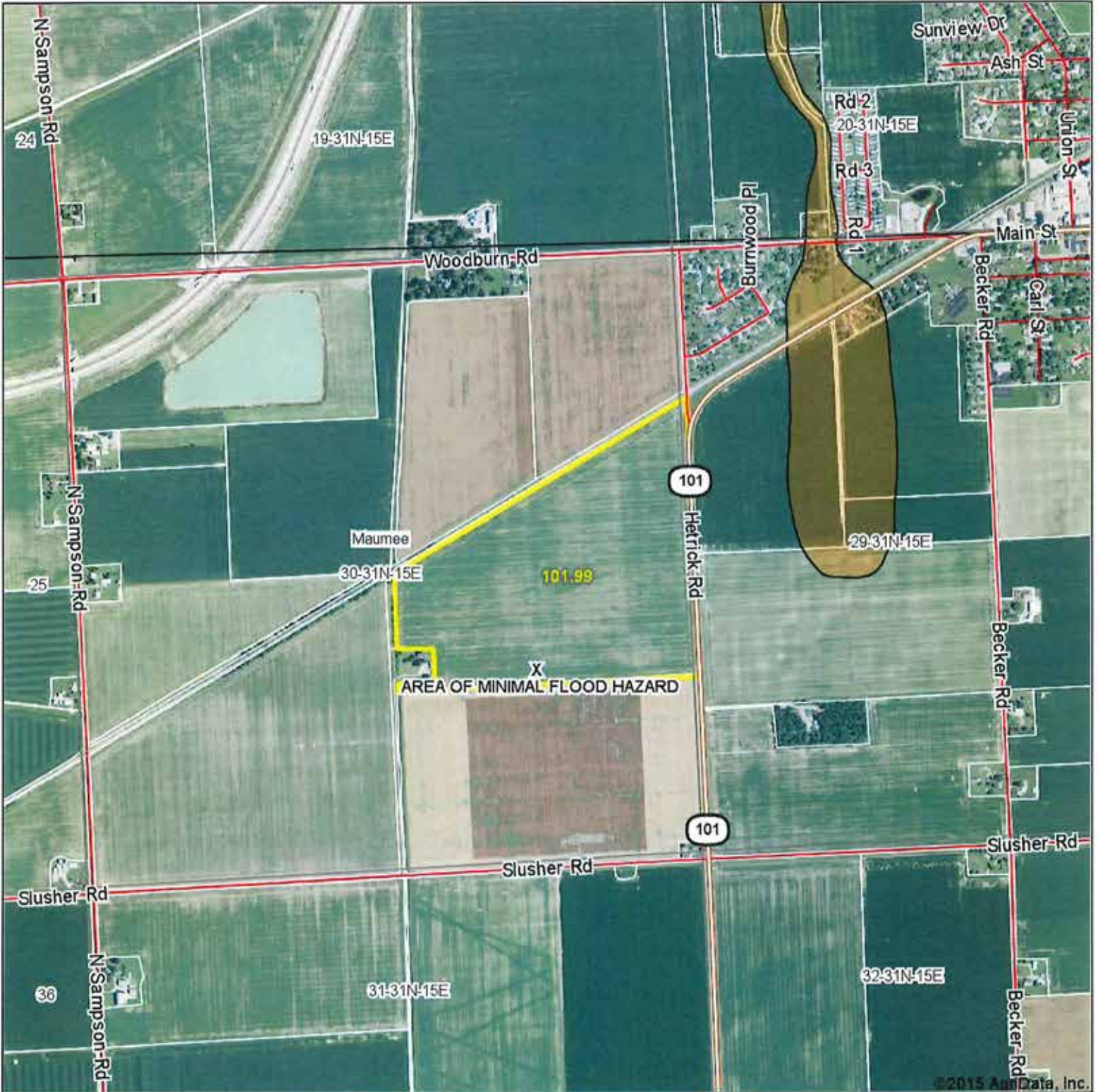


30-31N-15E
Allen County
Indiana



12/18/2015

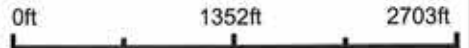
Aerial Map



©2015 AgriData, Inc.



map center: 41° 7' 4, 84° 52' 17.49



30-31N-15E
Allen County
Indiana



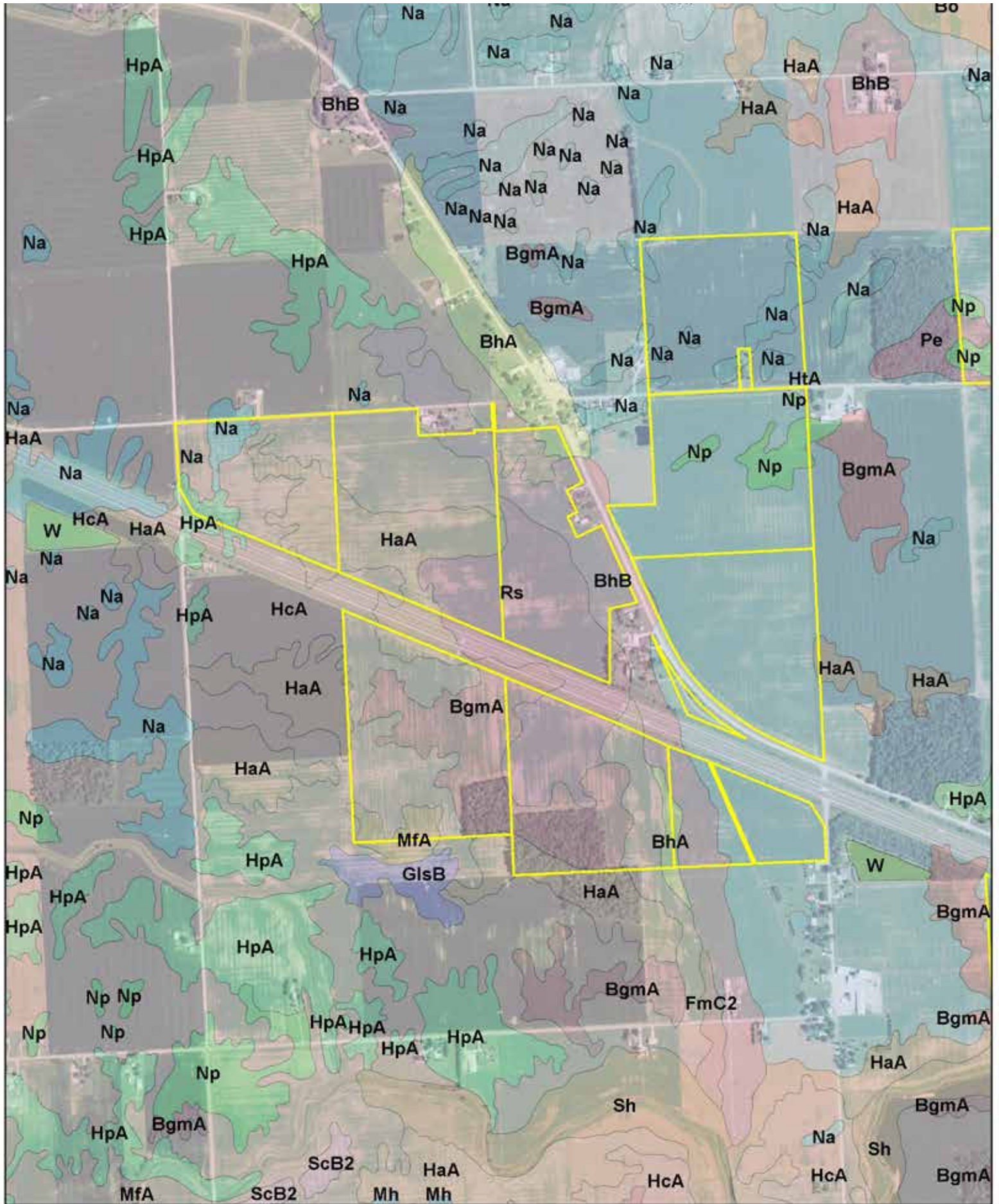
12/18/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

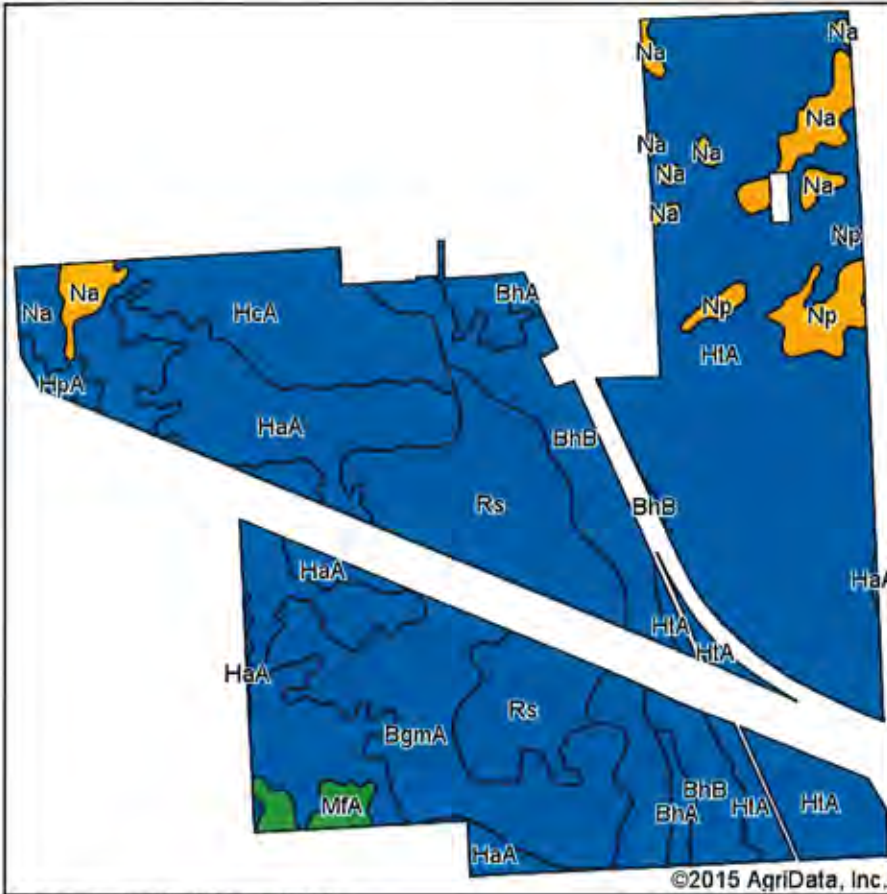
A wide-angle photograph of a cornfield with rows of young green plants stretching into the distance. The sky is clear and blue, and a line of trees is visible on the horizon. The text "SOIL INFORMATION" is overlaid in the center of the image.

SOIL INFORMATION

SOIL MAP - Tracts 1 - 9

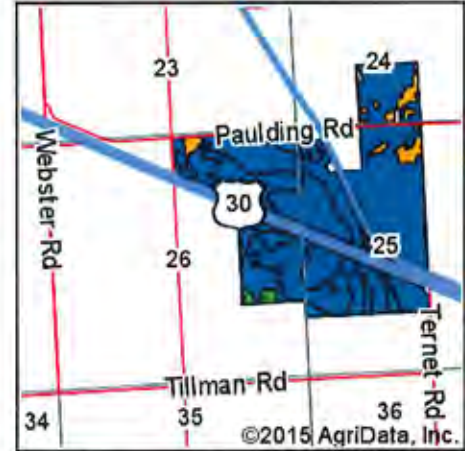


Soil Map



Soils data provided by USDA and NRCS.

©2015 AgriData, Inc.



State: **Indiana**
 County: **Allen**
 Location: **25-30N-14E**
 Township: **Jefferson**
 Acres: **365.04**
 Date: **12/18/2015**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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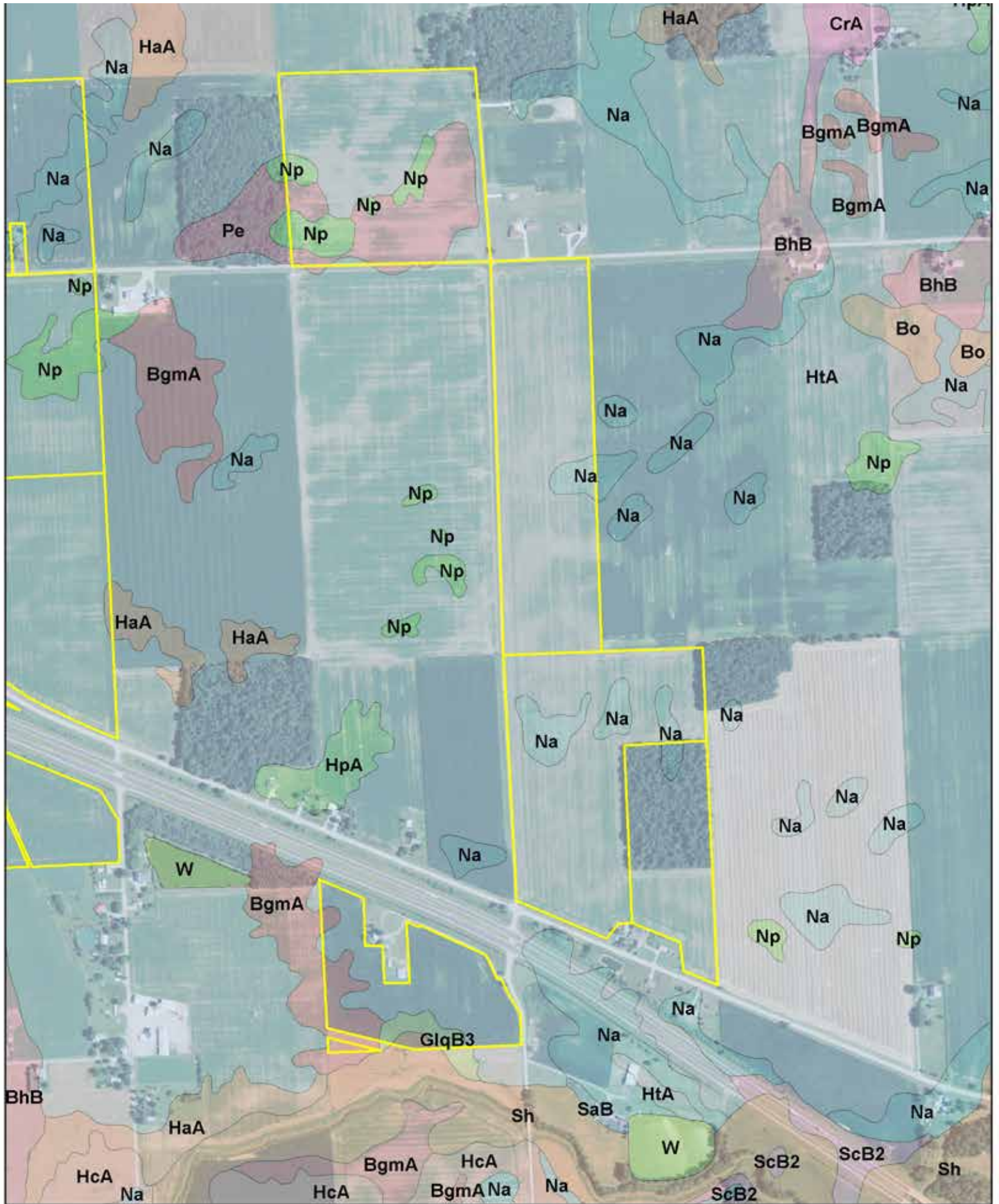
Area Symbol: IN003, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn silage	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	Grass legume pasture
HtA	Hoytville silty clay, 0 to 1 percent slopes	127.20	34.8%		llw		145	5	9	40	59	
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	73.60	20.2%		llw		149	5	9	42	61	
Rs	Rensselaer silty clay loam	43.07	11.8%		llw	24	175	6	12	49	70	
BgMA	Blount silt loam, ground moraine, 0 to 2 percent slopes	36.33	10.0%		llw		141	5		45	63	9
HaA	Haskins loam, 0 to 2 percent slopes	31.42	8.6%		llw	20	140	4	9	46	63	
BhB	Belmore loam, 2 to 6 percent slopes	27.38	7.5%		lle	19	130	4	9	46	66	
Na	Nappanee silt loam	10.62	2.9%		lllw	17	126	4	8	41	57	
Np	Nappanee silty clay loam	6.30	1.7%		lllw	18	135	5	9	45	61	
MFA	Martinsville silt loam, 0 to 2 percent slopes	3.59	1.0%		I	19	130	4	9	46	66	
BhA	Belmore loam, 0 to 2 percent slopes	3.32	0.9%		lls	19	130	4	9	46	66	
HpA	Whitaker silt loam, 0 to 2 percent slopes	2.21	0.6%		llw	20	140	4	9	46	63	
Weighted Average						7.3	146.4	4.9	8.4	43.2	62.1	0.9

Area Symbol: IN003, Soil Area Version: 15

Soils data provided by USDA and NRCS.

SOIL MAP - Tracts 10 - 14



Soil Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Allen**
 Location: **30-30N-15E**
 Township: **Jackson**
 Acres: **99.98**
 Date: **12/18/2015**



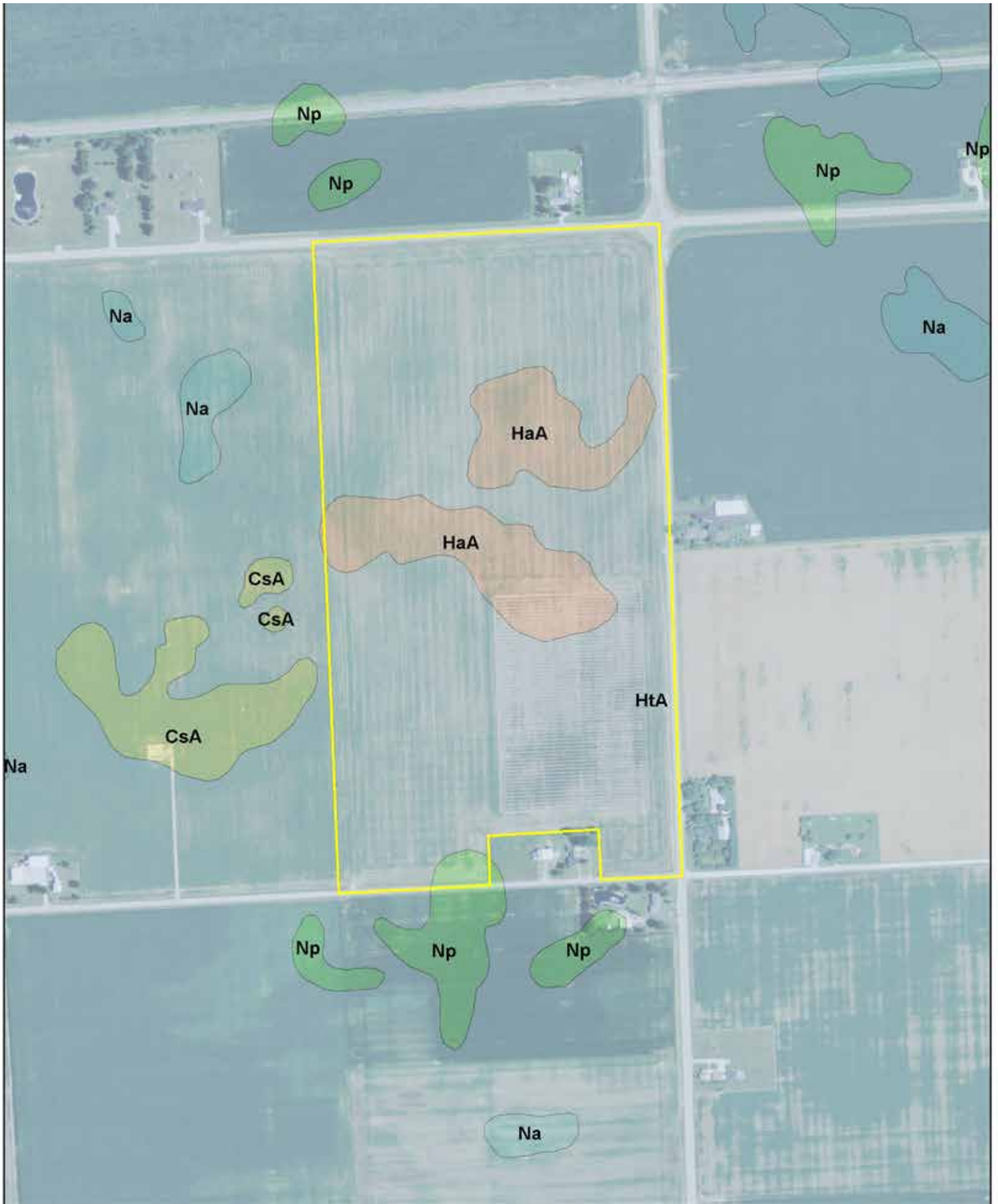
Area Symbol: IN003, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn silage	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
HIA	Hoytville silty clay, 0 to 1 percent slopes	92.12	92.1%		IIw		145	5	9	40	59
Na	Nappanee silt loam	7.86	7.9%		IIIw	17	126	4	8	41	57
Weighted Average						1.3	143.5	4.9	8.9	40.1	58.8

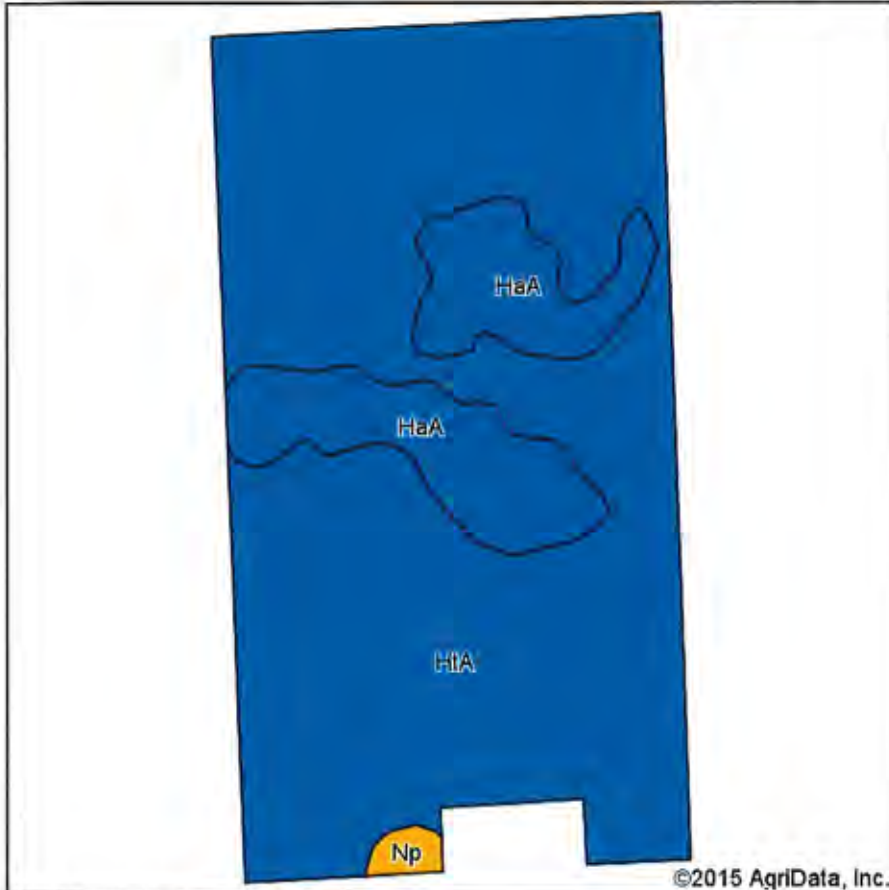
Area Symbol: IN003, Soil Area Version: 15

Soils data provided by USDA and NRCS.

SOIL MAP - Tract 15

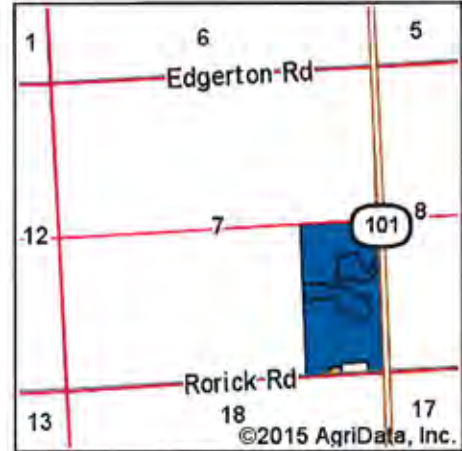


Soil Map



Soils data provided by USDA and NRCS.

©2015 AgriData, Inc.



State: **Indiana**
 County: **Allen**
 Location: **7-30N-15E**
 Township: **Jackson**
 Acres: **82.72**
 Date: **12/18/2015**



Area Symbol: IN003, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn silage	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
HtA	Hoytville silty clay, 0 to 1 percent slopes	68.64	83.0%		llw		145	5	9	40	59
HaA	Haskins loam, 0 to 2 percent slopes	13.40	16.2%		llw	20	140	4	9	46	63
Np	Nappanee silty clay loam	0.68	0.8%		lllw	18	135	5	9	45	61
Weighted Average						3.4	144.1	4.8	9	41	59.7

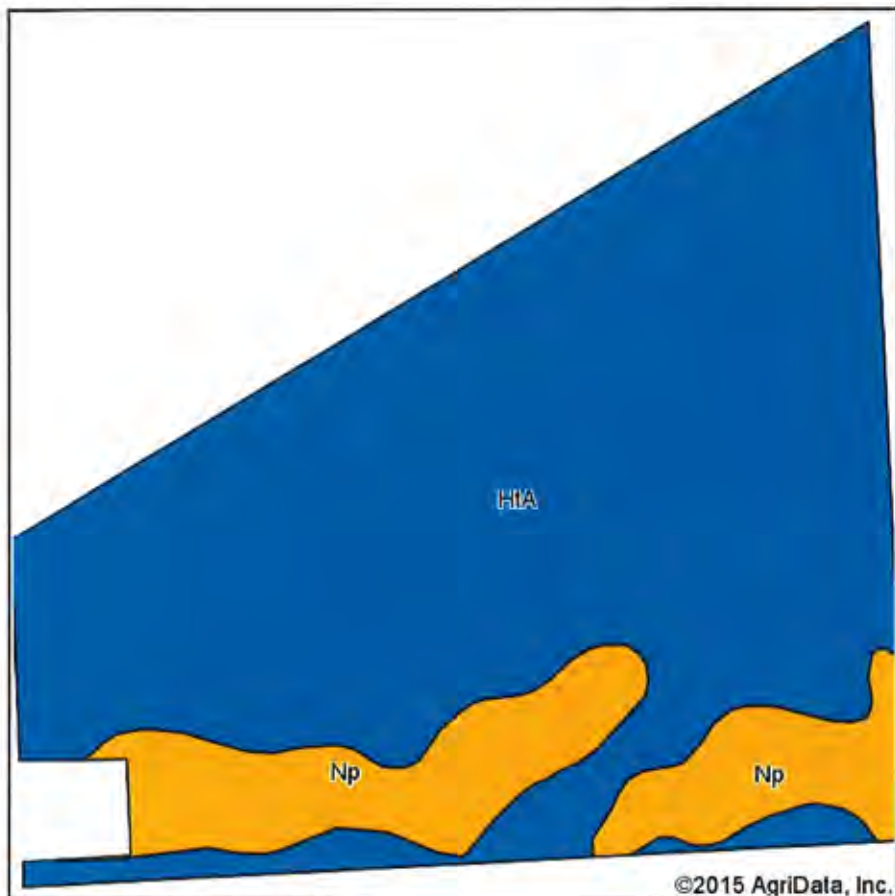
Area Symbol: IN003, Soil Area Version: 15

Soils data provided by USDA and NRCS.

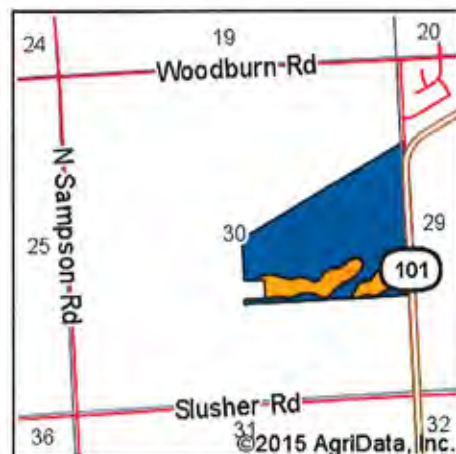
SOIL MAP - Tract 16



Soil Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Allen**
 Location: **30-31N-15E**
 Township: **Maumee**
 Acres: **101.99**
 Date: **12/18/2015**



Area Symbol: IN003, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn silage	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
HtA	Hoytville silty clay, 0 to 1 percent slopes	84.98	83.3%		llw		145	5	9	40	59
Np	Nappanee silty clay loam	17.01	16.7%		lllw	18	135	5	9	45	61
Weighted Average						3	143.3	5	9	40.8	59.3

Area Symbol: IN003, Soil Area Version: 15

Soils data provided by USDA and NRCS.

TILE MAP - part of Tracts 7 & 8





FSA INFORMATION

INDIANA

ALLEN

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8679

Prepared : Jun 15, 2016

Crop Year : 2016

Operator Name : MICHAEL LOMONT

Farms Associated with Operator :

CRP Contract Number(s) :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
385.09	341.75	341.75	0.00	0.00	0.60	0.00	0.00	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	341.15	0.00	0.00	Yes	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	148.01	0.00	0	120	
Soybeans	190.69	0.00	0	46	
TOTAL	338.70	0.00			

NOTES

Tract Number : 1769

Description : M9/1B JEFFERSON TWP SEC 26 WEST SIDE SYNDER ROAD

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JEANNE J KELLY

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
256.82	215.91	215.91	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	215.91	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	93.67	0.00	0	120
Soybeans	120.69	0.00	0	46
TOTAL	214.36	0.00		

NOTES

Abbreviated 156 Farm Record

Tract Number : 2226

Description : M9/2A JEFFERSON TWP 24 NW PAULDING/SAMPSON ROADS **FAV/WR History** : Yes

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JEANNE J KELLY

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.27	39.27	39.27	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	39.27	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	17.04	0.00	0	120
Soybeans	21.95	0.00	0	46
TOTAL	38.99	0.00		

NOTES

Tract Number : 12532

Description : M9/2A2B JEFF'SON T S 24/25 PAULDING ROAD SPLITS **FAV/WR History** : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JEANNE J KELLY

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
89.00	86.57	86.57	0.00	0.00	0.60	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	85.97	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	37.30	0.00	0	120
Soybeans	48.05	0.00	0	46
TOTAL	85.35	0.00		

INDIANA
ALLEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 8679
Prepared : Jun 15, 2016
Crop Year : 2016

Abbreviated 156 Farm Record

Tract 12532 Continued ...

NOTES

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USDA Farm 8679 Tract 1769

Administered by: Allen County, Indiana

Map prepared on: 4/4/2016
 256.82 Tract acres
 215.91 Cropland acres
 0 CRP acres

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIIP Imagery; IDHS June 2015 or Dynamap 2008 road names

Wetland Determination Identifiers:
 ● Restricted Use TRS: 30N14E26
 ▼ Limited Restrictions Allen Co., IN
 ■ Exempt from Conservation Compliance Provisions

□ CRP
 ■ CLU



CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	116.71	N	2				Y
2	99.2	N	2				Y



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USDA Farm 8679 Tract 12532

Map prepared on: 4/4/2016

Administered by: Allen County, Indiana

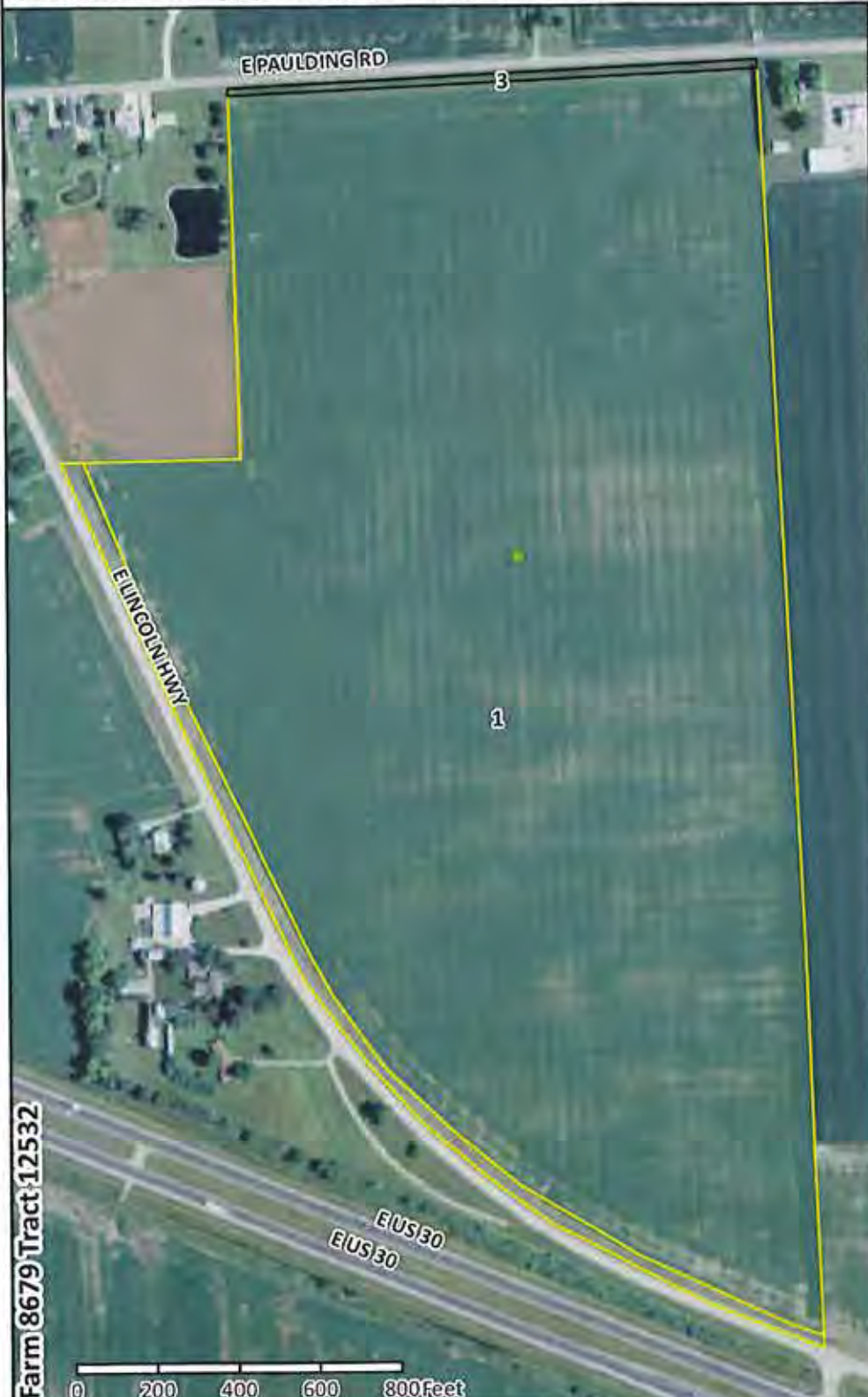
CRP TRS: 30N14E25
 CLU Allen Co., IN



89 Tract acres
 86.57 Cropland acres
 0.6 CRP acres

Wetland Determination Identifiers:
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP Imagery; IDHS June 2015 or Dynamap 2008 road names



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	85.97	N	2					Y
3	0.6	N	2	1262	21	16		Y

Farm 8679 Tract 12532

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

USDA Farm 8679 Tract 2226

Administered by: Allen County, Indiana

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names

Map prepared on: 4/4/2016
39.27 Tract acres
39.27 Cropland acres
0 CRP acres

CRP
 CLU

Wetland Determination Identifiers:

- Restricted Use **TRS: 30N14E24**
- ▼ Limited Restrictions **Allen Co., IN**
- Exempt from Conservation Compliance Provisions



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI	Y
1	39.27	N	2					Y



USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

INDIANA

ALLEN

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9432

Prepared : Jun 15, 2016

Crop Year : 2016

Operator Name : TERNET FARMS PARTNERSHIP

Farms Associated with Operator :

CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
348.20	323.06	323.06	0.00	0.00	0.00	0.00	0.00	Active	5
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	323.06	0.00	0.00	No	No	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	24.57	0.00	0	77	
Corn	161.00	0.00	0	147	
Soybeans	136.43	0.00	0	46	
TOTAL	322.00	0.00			

NOTES

Tract Number : 1780

Description : M9/2B JEFFERSON TWP SEC 25 SW US HY 30/SAMPSON RD

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JEANNE J KELLY

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
25.22	20.37	20.37	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	20.37	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	1.55	0.00	0	77
Corn	10.16	0.00	0	147
Soybeans	8.61	0.00	0	46

Abbreviated 156 Farm Record

Tract 1780 Continued ...

TOTAL 20.32 0.00

NOTES

Tract Number : 1781
Description : N9/1B JACKSON TWP SEC 30 PAULDING RD TO LINCOLN HY FAVWR History : No
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JEANNE J KELLY
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
99.92	86.13	86.13	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	86.13	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	6.55	0.00	0	77
Corn	42.92	0.00	0	147
Soybeans	36.37	0.00	0	46
TOTAL	85.84	0.00		

NOTES

Tract Number : 2797
Description : N6/1B MAUMEE TWP SEC 30 SW N&W RR/STATE ROAD 101 FAVWR History : No
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JEANNE J KELLY
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
102.11	98.58	98.58	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	98.58	0.00	0.00	0.00	0.00	

DCP Crop Data

Abbreviated 156 Farm Record

Tract 2797 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	7.50	0.00	0	77
Corn	49.12	0.00	0	147
Soybeans	41.62	0.00	0	46
TOTAL	98.24	0.00		

NOTES

Tract Number : 11256

Description : N8/1A JACKSON TWP SEC 7 NW RORICK RD/STATE RD 101

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JEANNE J KELLY

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
81.67	79.59	79.59	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	79.59	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	6.05	0.00	0	77
Corn	39.67	0.00	0	147
Soybeans	33.62	0.00	0	46
TOTAL	79.34	0.00		

NOTES

Tract Number : 12533

Description : M9/2A2B JEFF'SON T S 24/25 PAULDING ROAD SPLITS

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JEANNE J KELLY

Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
39.28	38.39	38.39	0.00	0.00	0.00	0.00	0.00

INDIANA
ALLEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 9432
Prepared : Jun 15, 2016
Crop Year : 2016

Abbreviated 156 Farm Record

Tract 12533 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	38.39	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	2.92	0.00	0	77
Corn	19.13	0.00	0	147
Soybeans	16.21	0.00	0	46
TOTAL	38.26	0.00		

NOTES

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USDA Farm 9432 Tract 12533

Administered by: Allen County, Indiana

Map prepared on: 4/4/2016
39.28 Tract acres
38.39 Cropland acres
0 CRP acres

Wetland Determination Identifiers:

- Restricted Use TRS: 30N14E24
- ▼ Limited Restrictions Allen Co., IN
- Exempt from Conservation Compliance Provisions

- CRP
- CLU



Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI	Y
1	38.39	N	2					

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USDA Farm 9432 Tract 1780

Administered by: Allen County, Indiana

Map prepared on: 4/4/2016
25.22 Tract acres
20.37 Cropland acres
0 CRP acres

Wetland Determination Identifiers:
● Restricted Use TRS: 30N14E25
▼ Limited Restrictions Allen Co., IN
■ Exempt from Conservation Compliance Provisions

□ CRP
■ CLU

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIIP Imagery; IDHS June 2015 or Dynamap 2008 road names



CLU	Acres	HEL	LC	Contract	Prac	Yr	C I	Y
1	20.37	N	2					



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USDA Farm 9432 Tract 1781

Map prepared on: 4/4/2016

Administered by: Allen County, Indiana

CRP TRS: 30N15E30

CLU Allen Co., IN



99.92 Tract acres

86.13 Cropland acres

0 CRP acres

- Wetland Determination Identifiers:**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
5	86.13	N	2					Y

Farm 9432 Tract 1781

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USDA Farm 9432 Tract 11256

Map prepared on: 4/4/2016

Administered by: Allen County, Indiana

CRP TRS: 30N15E7
 CLU Allen Co., IN



81.67 Tract acres
 79.59 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	79.59	N	2					Y

Farm 9432 Tract 11256

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USDA Farm 9432 Tract 2797

Administered by: Allen County, Indiana

Map prepared on: 4/4/2016
102.11 Tract acres
98.58 Cropland acres
0 CRP acres

Wetland Determination Identifiers:
● Restricted Use TRS: 31N15E30
▲ Limited Restrictions Allen Co., IN
■ Exempt from Conservation Compliance Provisions

□ CRP
□ CLU

Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names



CLU	Acres	HEL	LC	Contract	Prac	Yr	CI	Y
1	98.58	N	2					

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

A photograph of a green field with a dense forest in the background under a blue sky with clouds. The text "TAX INFORMATION" is overlaid in the center of the image.

TAX INFORMATION



Search

Owner Name: Enter Address for Search:

2 E Main 2016 **Search**

Tax ID Number

Duplicate Number

Property found at this location:

Taxpayer Name: Kelly Jeanne J L/Est & Jeanne I
3892 Pebble Way

Property Address: New Haven, IN 46774 -
18526 Us 30
Monroeville, IN 46773 -

Tax Year / Pay Year: 2015 Payable 2016

Homestead Deduction: No

Parcel Number: 02-14-25-151-001.000-046

Duplicate Number: 1954374

Taxing District: Jefferson

Property Type: Real

Billed Mortgage Company:

Legal Description:
Mid Pt W1/2 Nw1/4 Ex Rr Sec 25

Total Net Property Tax: \$1,474.92

Delinquent Tax: \$0.00

Delinquent Penalty: \$0.00

Penalty & Fees: \$0.00

Property Tax Adjustments: \$0.00

Other Assessments:

Current Tax: \$5.50

Delinquent Tax: \$0.00

Delinquent Penalty: \$0.00

Other Assess Adjustments: \$0.00

Less Payments Received: \$742.96

Current Account Balance: \$737.46

Streets Imagery Hybrid

Details
Deductions
Other Charges
Tax Distribution
Tax Summary
Bill Details
Property Summary

All Imagery is Vintage March 2012 - Google Chrome is not supported for using the GIS/Map Viewers.
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02-14-25-151-001.000-046

General Information

Parcel Number 02-14-25-151-001.000-046
Local Parcel Number 16-0025-0013
Tax ID:

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2015

Location Information

County Allen
Township JEFFERSON TOWNSHIP
District 046 (Local 016)
School Corp 0255
Neighborhood 461007-046
Section/Plat 0025
Location Address (1) 18526 US 30
MONROEVILLE, IN 46773

Kelly Jeanne J L/Est &

Ownership

Kelly Jeanne J L/Est &
Jeanne Kelly Farms LLC
3892 Pebble Way
New Haven, IN 46774

Legal

MID PT W/12 NW/14 EX RR
SEC 25

18526 US 30

Transfer of Ownership

Date 12/31/2012
Owner Kelly Jeanne J L/Est &
Doc ID Code 2012074627 TD
Book/Page /
Sale Price \$0
01/01/2012 Kelly Jeanne J L/Est & Trs 200039408 QC / \$0
01/01/1900 KELLY JEANNE J WD / \$0

101, Cash Grain/General Farm

Ag/Rural Res Homesites H

Notes

1/2



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

Table with columns: 2015, 2014, 2013, 2012, 2011. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Imp Res/Imp Non Res/Total values.

Agricultural

Land Data (Standard Depth: Res 120', Cl 120')

Table with columns: Land Pricing Soil Type Method ID, Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Infl. % Elig % Factor, Res Market Value, Value. Rows include zoning and subdivision details.

Characteristics

Topography Flood Hazard
Level
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved
Neighborhood Life Cycle Stage
Other

Land Computations

Calculated Acreage 26.22
Actual Frontage 0
Developer Discount
Parcel Acreage 26.22
81 Legal Drain NV 0.00
82 Public Roads NV 0.50
83 UT Towers NV 0.00
9 Homesite 0.00
91/92 Acres 0.00
Total Acres Farmland 25.72
Farmland Value \$62,240
Measured Acreage 25.72
Avg Farmland Value/Acre 2420
Value of Farmland \$62,240
Classified Total \$0
Farm / Classified Value \$62,200
Homesite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$62,200
CAP 2 Value \$0
CAP 3 Value \$0
Total Value \$62,200

Appraiser

Collector

Data Source N/A

General Information

Occupancy Utility Shed # TF
 Description Utility Shed R 01
 Story Height 0
 Style N/A
 Finished Area
 Make

Plumbing

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

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type

Adjustments

Adjustments	Total Base	Row Type Adj.
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Specialty Plumbing

Description	Count	Value

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mrkt	Improv Value	
1: Utility Shed R 01	0%	1	SV	D	1910	1910	105	A	\$17.29	0.91	\$17.29	14'x14'	\$15,105	65%	\$5,290	0%	100%	1.00	1.00000	\$5,300
2: Corn Crib, Frame (24x	0%	1	Drive Thru	C	1910	1910	105	A	\$39.92	0.91	\$39.36	24' x 40'	\$90,775	65%	\$31,770	0%	100%	1.00	0.6500	\$20,700
3: Barn, Bank & Flat (T2)	0%	2		D	1910	1910	105	A				36' x 88' x 24'		65%		0%	100%	1.00	0.6500	
Sub-Total, One Unit																			\$0	
Sub-Total, 1 Units																			\$0	
Exterior Features (+)																			\$0	
Garages (+) 0 sqft																			\$0	
Quality and Design Factor (Grade)																			0.80	
Location Multiplier																			0.91	
Replacement Cost																			\$2,494	



Search **Owner Name** Enter Address for Search: 2016 **Tax ID Number** **Duplicate Number**

Property found at this location

Taxpayer Name: Kelly Jeanne J L/Est & Jeanne I
3892 Pebble Way

Property Address: New Haven, IN 46774-
18758 Old Us 30
Monroeville, IN 46773-

Tax Year / Pay Year: 2015 Payable 2016

Homestead Deduction: Yes

Parcel Number: 02-14-25-151-003.000-046

Duplicate Number: 1954375

Taxing District: Jefferson

Property Type: Real

Billed Mortgage Company:

Legal Description:
S 22.18a W 1/2 Nw 1/4 W Of Rr Ex Pt To State Sec 25

Total Net Property Tax: \$4,737.78

Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00

Less Payments Received: \$4,577.45

Current Account Balance: \$160.33

Streets Imagery Hybrid

7.63

Details | Deductions | Other Charges | Tax Distribution | Tax Summary | Bill Details | Property Summary

All imagery is Vintage March 2012 - Google Chrome is not supported for using the GIS Map Viewer
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02-14-25-151-003.000-046

General Information

Parcel Number 02-14-25-151-003.000-046
Local Parcel Number 16-0025-0027

Tax ID:

Routing Number

Property Class 100
Vacant Land

Year: 2016

Location Information

County Allen
Township JEFFERSON TOWNSHIP

District 046 (Local 016)

School Corp 0255

Neighborhood 461007-046

Ag/Rural Res Homesites Heritage-0

Section/Plat 0025

Location Address (1) E LINCOLN HWY

MONROEVILLE, IN 46773

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard ERA
Public Utilities Electricity TIF
Streets or Roads Paved

Neighborhood Life Cycle Stage

Other Printed Monday, May 09, 2016

Kelly Jeanne J L/Est &

Ownership

Kelly Jeanne J L/Est &
Jeanne Kelly Farms LLC
3892 Pebble Way
New Haven, IN 46774

Legal

S 22.18a W 1/2 Nw 1/4 W Of Rr Ex Pt To State & Ex
Irs Sec 25

E LINCOLN HWY

Transfer of Ownership

Date 12/31/2012 01/01/2012 01/01/1900
Owner Kelly Jeanne J L/Est & Kelly Jeanne J L/Est & Trs KELLY JEANNE J
Doc ID Code 2012074627 TD 200039408 QC WD
Book/Page / / /
Sale Price \$0 \$0 \$0

100, Vacant Land

Ag/Rural Res Homesites H

Notes

3/2/2016 MISC: 2016003114 1/14/16 split off 2.35 ac from -003 to 003.002. NOTE: We are processing splits/combo up to January 31, 2015 for 16 p 17 year. jb
3/2/2016 MISC: 2016003086 1/14/16 split off 4.09 ac from -003 to 003.001. NOTE: We are processing splits/combo up to January 31, 2015 for 16 p 17 year. jb



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

Table with columns: 2016, 2015, 2014, 2013, 2013, 2013. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Land Data (Standard Depth: Res 120', Cl 120')

Table with columns: Land Pricing Soil Type Method ID, Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Market Elig %, Factor, Value. Rows include 4 A RS, 4 A BHB, 4 A BMA.

Land Computations

Calculated Acreage 7.63
Actual Frontage 0
Developer Discount 0
Parcel Acreage 7.63
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 0.00
Total Acres Farmland 7.63
Farmland Value \$18,130
Measured Acreage 7.63
Avg Farmland Value/Acre 2376
Value of Farmland \$18,130
Classified Total \$0
Farm / Classified Value \$18,100
Homesite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$18,100
CAP 2 Value \$0
CAP 3 Value \$0
Total Value \$18,100

Data Source N/A

Collector

Appraiser

General Information
 Parcel Number 02-14-25-151-003.000-046
 Local Parcel Number 16-0025-0027
 Tax ID:
 Routing Number
 Property Class 100
 Vacant Land
 Year: 2016

Ownership
 Kelly Jeanne J L/Est &
 Jeanne Kelly Farms LLC
 3892 Pebble Way
 New Haven, IN 46774
 Date 12/31/2012
 Owner Kelly Jeanne J L/Est &
 Doc ID 2012074627
 Code TD
 Book/Page /
 Sale Price \$0
 01/01/2012 Kelly Jeanne J L/Est & Trs
 Code QC
 Book/Page /
 Sale Price \$0
 01/01/1900 KELLY JEANNE J
 Code WD
 Book/Page /
 Sale Price \$0

Legal
 S 22.18a W 1/2 Nw 1/4 W Of Rr Exp Pt To State & Ex
 Trs Sec 25

Location Information
 County Allen
 Township JEFFERSON TOWNSHIP
 District 046 (Local 016)
 046 JEFFERSON (16)
 School Corp 0255
 EAST ALLEN COUNTY
 Neighborhood 461007-046
 Ag/Rural Res Homesites Heritage-0

Section/Plat
 0025
Location Address (1)
 E LINCOLN HWY
 MONROEVILLE, IN 46773

Zoning
Subdivision
Lot
Market Model
 N/A

Notes
 3/2/2016 MISC: 2016003114 1/14/16 split off 2.35 ac from -003, to 003.002. NOTE: We are processing splits/combs up to January 31, 2015 for 16 p 17, year, jb
 3/2/2016 MISC: 2016003086 1/14/16 split off 4.09 ac from -003, to 003.001. NOTE: We are processing splits/combs up to January 31, 2015 for 16 p 17, year, jb

Transfer of Ownership

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

2016	2016	2016	2015	2014	2013	2013
Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land
WIP	03/09/2016	04/30/2016	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$19,400
AA	05/20/2015	05/16/2014	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$58,700
AA	12/12/2013	05/09/2013	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$54,500
Misc						\$29,000
						\$29,000
						\$29,700
						\$0
						\$338,400
						\$189,800
						\$96,300
						\$52,300
						\$397,100
						\$218,800
						\$126,000
						\$52,300
						\$18,100
						\$0
						\$18,100
						\$0
						\$329,800
						\$179,700
						\$235,200
						\$58,400
						\$36,200
						\$384,300
						\$264,200
						\$139,400
						\$36,200

Land Computations
 Calculated Acreage 7.63
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 7.63
 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 0.00
 Total Acres Farmland 7.63
 Farmland Value \$18,130
 Measured Acreage 7.63
 Avg Farmland Value/Acre 2376
 Value of Farmland \$18,130
 Classified Total \$0
 Farm / Classified Value \$18,100
 Homesite(s) Value \$0
 91/92 Value \$0
 Supp. Page Land Value \$0
 CAP 1 Value \$18,100
 CAP 2 Value \$0
 CAP 3 Value \$0
Total Value \$18,100

Land Data (Standard Depth: Res 120', Cl 120')

Land Pricing Soil Type	Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
4 A	RS	0	6.278	1.28	\$1,960	\$2,509	\$15,752	0%	0%	1,0000	\$15,750
4 A	BHB	0	.07	1.02	\$1,960	\$1,999	\$140	0%	0%	1,0000	\$140
4 A	BMA	0	1.282	0.89	\$1,960	\$1,744	\$2,236	0%	0%	1,0000	\$2,240

Characteristics
 Topography Level
 Flood Hazard ERA
 Public Utilities Electricity
 Streets or Roads Paved TIF
 Neighborhood Life Cycle Stage Other
 Printed Monday, May 09, 2016

Data Source N/A
Collector
Appraiser

Description	Area	Value	Description	Count	Value
Exterior Features					

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value	
12: Barn, Bank & Flat (T2	0%	2	D	D	1920	1920	95	A	\$39.81	0.91	\$39.81	40' x 80' x 24'	\$92,751	65%	\$32,460	0%	100%	1.00	0.6500	\$21,100

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 02	Full Bath	1 3
Story Height	2	Half Bath	0 0
Style	21 Older conv 1, 1/2 s/	Kitchen Sinks	1 1
Finished Area	1784 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	3 5

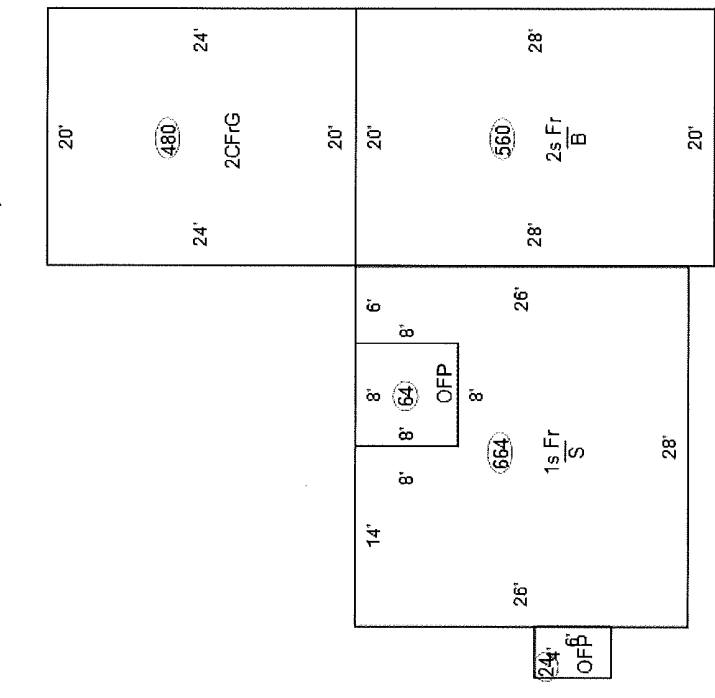
Floor Finish	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Accommodations	
Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Wall Finish	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Tile
<input type="checkbox"/> Other	

Exterior Features		
Description	Area	Value
Porch, Open Frame	64	\$3,600
Porch, Open Frame	24	\$2,400



Floor Constr	Base	Finish	Value	Totals
1 1Fr	1224	1224	\$81,900	
2 1Fr	560	560	\$26,400	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	560	0	\$17,400	
Crawl				
Slab	664	0	\$0	
			Total Base	\$125,700
			1 Row Type Adj. x 1.00	\$125,700

Adjustments	Value
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$3,800
No Elec (-)	\$0
Plumbing (+ / -)	\$0
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	
Sub-Total, 1 Units	

Exterior Features (+)	Value
Garages (+) 480 sqft	\$6,000
Quality and Design Factor (Grade)	\$13,600
Location Multiplier	0.80
Replacement Cost	0.91
Sub-Total, One Unit	
Sub-Total, 1 Units	

Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value
65%	\$37,990	0%	100%	1.13	1.0000
					\$42,900

Description	Count	Value
Specialty Plumbing		
Exterior Features (+)		\$6,000
Garages (+) 480 sqft		\$13,600
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.91
Replacement Cost		\$108,545
Sub-Total, One Unit		\$129,500
Sub-Total, 1 Units		\$135,500
		\$149,100

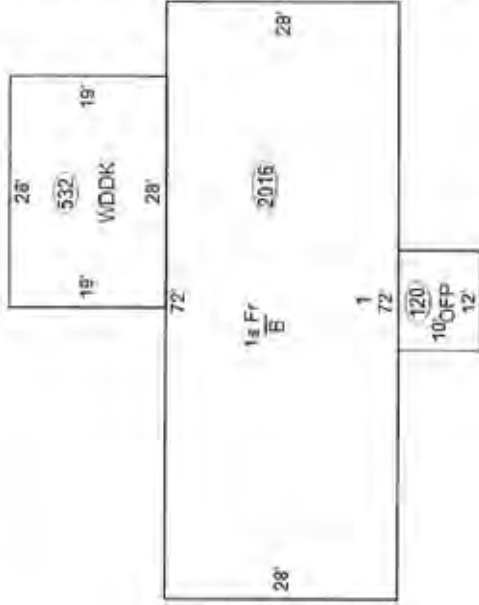
Summary of Improvements																					
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	RCN	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value	
1: Single-Family R 02	0%	2	Wood Frame	D	1874	1874	141	F	0.91			\$108,545			65%	\$37,990	0%	100%	1.13	1.0000	\$42,900

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Mobile Home	Full Bath	1 3
Story Height	1	Half Bath	0 0
Style	132 Mobile Home	Kitchen Sinks	1 1
Finished Area	2016 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	3 5 2

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished	Dining Rooms	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	
<input type="checkbox"/> Parquet		Total Rooms	

Wall Finish		Roofing	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Fiberboard		<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other

Exterior Features	
Description	Area Value
Wood Deck	532 \$7,000
Porch, Open Frame	120 \$5,000



Floor Constr	Base		Finish		Value	Totals
	2016	2015	2016	2015		
1 1Fr					\$114,000	
2						
3						
4						
1/4						
1/2						
3/4						
Attic						
Bsmt	2016		0		\$37,000	
Crawl						
Slab						

Adjustments	Total Base
Unfin Int (-)	\$151,000
Ex Liv Units (+)	\$151,000
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+/-)	\$0
Spec Plumb (+)	\$0
Elevator (+)	\$0
5 - 5 = 0 x \$0	\$0
Sub-Total, One Unit	\$151,000
Sub-Total, 1 Units	\$12,000
Exterior Features (+)	\$163,000
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.91
Replacement Cost	\$148,330

Description	Count	Value
Specialty Plumbing		

Summary of Improvements																	
Description	Res Eligibl	Story Height	Year Built	Eff Year	Eff Age	Co Age	Base Rate	LCM	Adj Rate	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Mobile Home	0%	1	1995	1995	20	A	\$29.56	0.91	\$29.56	\$12,912	20%	\$10,330	0%	100%	1.13	1,000	\$43,100
2: Detached Garage	0%	1	2010	1995	20	A	\$29.56	0.91	\$29.56	\$12,912	20%	\$10,330	0%	100%	1.00	1,000	\$10,300
													Sub-Total, One Unit	\$151,000			
													Sub-Total, 1 Units	\$12,000			
													Exterior Features (+)	\$163,000			
													Garages (+) 0 sqft	\$0			
													Quality and Design Factor (Grade)	1.00			
													Location Multiplier	0.91			
													Replacement Cost	\$148,330			
													Total this page	\$53,400			

Home

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Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search: Enter Address for Search: 2015 Search Tax ID Number Duplicate Number

Property found at this location

Taxpayer Name: Kelly Jeanne J L/Est & Jeanne I
18754 US Hwy 30 E
Monroeville, IN 46773 -

Property Address: 18900 Us 30
IN 99999 -

Tax Year / Pay Year: 2014 Payable 2015

Homestead Deduction: No

Parcel Number: 02-14-25-301-001,000-046

Duplicate Number: 1954380

Taxing District: Jefferson

Property Type: Real

Billed Mortgage Company:

Legal Description
Nw1/4 Sw1/4 Ex Pt To State Sec 25

(Please click on the small red map icon)

Total Net Property Tax:	\$1,397.56
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$1,397.56
Current Account Balance:	\$0.00

Streets Imagery Hybrid

38.2

Details Deductions Other Charges Tax Distribution Tax Summary Bill Details Properties Summary

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General Information
Parcel Number
 02-14-25-301-001.000-046
Local Parcel Number
 16-0025-0019
Tax ID:

Ownership
 Kelly Jeanne J L/Est &
 Jeanne Kelly Farms LLC
 3892 Pebble Way
 New Haven, IN 46774

Transfer of Ownership
Date
 12/31/2012
Owner
 Kelly Jeanne J L/Est &
 Kelly Jeanne J L/Est & Tts
 06/27/2000
 01/01/1900
Doc ID Code
 2012074627
Book/Page
 TD /
 WD 00/6449
 WD /

Legal
 NW1/4 SW1/4 EX PT TO STATE
 SEC 25

Routing Number

Property Class 100
 Vacant Land

Year: 2015

Location Information

County
 Allen
Township
 JEFFERSON TOWNSHIP
District 046 (Local 016)
 046 JEFFERSON (16)
School Corp 0255
 EAST ALLEN COUNTY

Neighborhood 461007-046
 Ag/Rural Res Homesites Heritage-0

Section/Plat
 0025

Location Address (1)
 18900 US 30
 MONROEVILLE, IN 46773



Agricultural

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

2015	2015	2014	2013	2012	2011
WIP	AA	AA	AA	GenReval	AA
04/22/2015	05/20/2015	05/16/2014	05/09/2013	05/23/2012	08/05/2011
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reason For Change					
As Of Date					
Valuation Method					
Equalization Factor					
Notice Required					
Land	\$69,300	\$82,200	\$70,600	\$65,400	\$60,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$69,300	\$82,200	\$70,600	\$65,400	\$60,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$69,300	\$82,200	\$70,600	\$65,400	\$60,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$69,300	\$82,200	\$70,600	\$65,400	\$60,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', Cl 120')

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
4	A	BHB	0	.993	1.02	\$2,091	\$2,076	0%	0%	1.0000	\$2,080
4	A	BHA	0	1.126	1.02	\$2,091	\$2,354	0%	0%	1.0000	\$2,350
4	A	HS	0	8.23	1.06	\$2,173	\$17,884	0%	0%	1.0000	\$17,880
4	A	BMA	0	6.758	0.89	\$1,825	\$12,333	0%	0%	1.0000	\$12,330
4	A	RS	0	11.882	1.28	\$2,624	\$31,178	0%	0%	1.0000	\$31,180
6	A	BMA	0	6.819	0.89	\$1,825	\$12,445	-80%	0%	1.0000	\$2,490
6	A	HAA	0	2.392	1.06	\$2,173	\$5,198	-80%	0%	1.0000	\$1,040

Characteristics

Topography Flood Hazard
 Level
Public Utilities ERA
 Electricity
Streets or Roads TIF
 Paved
Neighborhood Life Cycle Stage
 Other
 Printed Friday, October 23, 2015

Land Computations

Calculated Acreage	38.20
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	38.20
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	0.00
Total Acres Farmland	38.20
Farmland Value	\$69,350
Measured Acreage	38.20
Avg Farmland Value/Acre	1815
Value of Farmland	\$69,330
Classified Total	\$0
Farm / Classified Value	\$69,300
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$69,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$69,300

Appraiser

Collector

Data Source N/A

Home

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Government

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Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search 2015 Tax ID Number Duplicate Number

Property found at this location:

Taxpayer Name: Kelly Jeanne J L/Eat & Jeanne I
10754 US Hwy 30 E

Property Address: Monroeville, IN 46773 -
7000 Ternet Rd
Monroeville, IN 46773 -

Tax Year / Pay Year: 2014 Payable 2015

Homestead Deduction: No

Parcel Number: 02-14-25-327-001.000-046

Duplicate Number: 1954381

Taxing District: Jefferson

Property Type: Real

Billed Mortgage Company:

Legal Description: Ne1/4 Sw1/4 Ex Pt To State Sec 25

(Click Here to Download or Print Description)

Total Net Property Tax:	\$1,081.32
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$1,081.32
Current Account Balance:	\$0.00

Streets Imagery Hybrid

30.32

Details | Deductions | Other Charges | Tax Distribution | Tax Summary | Bill Details | Property Summary

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General Information
 Parcel Number: 02-14-25-327-001.000-046
 Local Parcel Number: 16-0025-0018
 Tax ID: [Blank]
 Routing Number: [Blank]

Ownership
 Owner: Kelly Jeanne J L/Est &
 Date: 12/31/2012
 Doc ID Code: 2012074627
 Book/Page: TD /
 Sale Price: \$0

Legal
 NE1/4 SW1/4 EXPT TO STATE
 SEC 25

Location Information
 Property Class: 100
 Vacant Land
 Year: 2015

County
 Allen

Township
 JEFFERSON TOWNSHIP

District
 046 (Local 016)
 046 JEFFERSON (16)

School Corp
 0255
 EAST ALLEN COUNTY

Neighborhood
 461007-046
 Ag/Rural Res Homesites Heritage-0

Section/Plat
 0025

Location Address
 (1)
 7000 TERNET RD
 , IN

Zoning
 [Blank]

Subdivision
 [Blank]

Lot
 [Blank]

Market Model
 N/A

Characteristics
 Topography: Flood Hazard
 Level: ERA
 Public Utilities: Electricity
 Streets or Roads: Paved
 Neighborhood Life Cycle Stage: Other

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

Assessment Year	2015	2015	2014	2013	2012	2011
Reason For Change	WP	AA	AA	AA	GenReval	AA
As Of Date	04/22/2015	05/20/2015	05/16/2014	05/09/2013	05/23/2012	08/05/2011
Valuation Method	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
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$63,600	\$63,600	\$63,600	\$54,600	\$50,600	\$46,600
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$63,600	\$63,600	\$63,600	\$54,600	\$50,600	\$46,600
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	\$0
Total	\$63,600	\$63,600	\$63,600	\$54,600	\$50,600	\$46,600
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$63,600	\$63,600	\$63,600	\$54,600	\$50,600	\$46,600
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', Cl 120')

Land Type	Pricing Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
4	A	HS	0	17.2160	1.06	\$2,050	\$37,410	0%	0%	1.0000	\$37,410
4	A	BHB	0	8.7000	1.02	\$2,050	\$18,192	0%	0%	1.0000	\$18,190
4	A	BMA	0	2.4000	0.89	\$2,050	\$4,380	0%	0%	1.0000	\$4,380
4	A	BMA	0	2.004	0.89	\$2,050	\$3,657	0%	0%	1.0000	\$3,660

Land Computations

Calculated Acreage	30.32
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	30.32
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	0.00
Total Acres Farmland	30.32
Farmland Value	\$63,640
Measured Acreage	30.32
Avg Farmland Value/Acre	2099
Value of Farmland	\$63,640
Classified Total	\$0
Farm / Classified Value	\$63,600
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$63,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$63,600

Data Source: N/A
Collector: [Blank]
Appraiser: [Blank]
 Printed: Friday, October 23, 2015

Home

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Links

Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search **Owner Name** Enter Address for Search: 2015 **Tax ID Number** **Duplicate Number**

Property found at this location:

Taxpayer Name: Kelly Jeanne J L/Est & Jeanne I
18754 US Highway 30 E
Monroeville, IN 46773 -

Property Address: 18900 Lincoln Hwy
IN 99999 -

Tax Year / Pay Year: 2014 Payable 2015

Homestead Deduction: No

Parcel Number: 02-14-25-176-002,000-046

Duplicate Number: 1954377

Taxing District: Jefferson

Property Type: Real

Billed Mortgage Company:

Legal Description
S 22 On Nw 1/4 E Of Old Ft Wayne Van Wert Rd
Sec 25

[Click here for the used vehicle exemption.](#)

Total Net Property Tax:	\$800.80
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$800.80
Current Account Balance:	\$0.00

Map controls: Streets Imagery Hybrid

Map overlay: 22

Navigation icons: Home, Back, Forward, Print, Refresh, Stop

Vertical sidebar: Details | Deductions | Other Charges | Tax Distribution | Tax Summary | Bill Details | Property Summary

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General Information
 Parcel Number 02-14-25-176-002.000-046
 Local Parcel Number 16-0025-0015
 Tax ID:

Ownership
 Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 3892 Pebble Way
 New Haven, IN 46774

Owner
 Kelly Jeanne J L/Est & Kelly Jeanne J L/Est & Trs
 KELLY JEANNE J

Date
 01/01/2013
 01/01/2012
 01/01/1900

Doc ID Code
 2012074627
 200039408
 WD

Book/Page
 /
 /
 /

Sale Price
 \$0
 \$0
 \$0

Transfer of Ownership

Notes

Routing Number

Legal
 \$ 22 ON NW 1/4 E OF OLD FT WAYNE VAN WERT RD SEC 25

Property Class
 100
Vacant Land

Year: 2015

Location Information

County
 Allen

Township
 JEFFERSON TOWNSHIP

District 046 (Local 016)
 046 JEFFERSON (16)

School Corp 0255
 EAST ALLEN COUNTY

Neighborhood 461007-046
 Ag/Rural Res Homesites Heritage-0

Section/Plat
 0025

Location Address (1)
 18900 LINCOLN HWY
 MONROEVILLE, IN 46773

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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2015	WIP	04/22/2015	Indiana Cost Mod	1.0000		\$47,100	\$0	\$47,100	\$0	\$0	\$0	\$0	\$0	\$47,100	\$0	\$47,100	\$0
2014	AA	05/16/2014	Indiana Cost Mod	1.0000		\$47,100	\$0	\$47,100	\$0	\$0	\$0	\$0	\$0	\$47,100	\$0	\$47,100	\$0
2013	AA	05/09/2013	Indiana Cost Mod	1.0000		\$40,500	\$0	\$40,500	\$0	\$0	\$0	\$0	\$0	\$40,500	\$0	\$40,500	\$0
2012	GenReval	05/23/2012	Indiana Cost Mod	1.0000		\$37,500	\$0	\$37,500	\$0	\$0	\$0	\$0	\$0	\$37,500	\$0	\$37,500	\$0
2011	AA	08/05/2011	Indiana Cost Mod	1.0000		\$34,500	\$0	\$34,500	\$0	\$0	\$0	\$0	\$0	\$34,500	\$0	\$34,500	\$0

Land Computations

Calculated Acreage	22.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	22.00
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	0.00
Total Acres Farmland	22.00
Farmland Value	\$47,110
Measured Acreage	22.00
Avg Farmland Value/Acre	2141
Value of Farmland	\$47,100
Classified Total	\$0
Farm / Classified Value	\$47,100
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$47,100
CAP 3 Value	\$0
Total Value	\$47,100

Land Data (Standard Depth: Res 120', C1 120')

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	A	HS	0	20.0000	1.06	\$2,050	\$2,173	\$43,460	0%	0%	1.0000	\$43,460
4	A	BMA	0	2.0	0.89	\$2,050	\$1,825	\$3,650	0%	0%	1.0000	\$3,650

Market Model
 N/A

Lot

Characteristics

Topography Flood Hazard

Public Utilities ERA

Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage

Other

Data Source
 N/A

Collector

Appraiser

Home

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Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search 2015 Tax ID Number Duplicate Number

Property found at Tax Location:

Taxpayer Name: Kelly Jeanne J L/Est S Jeanne I
18754 US Highway 30 E
Monroeville, IN 46773 -

Property Address: 18780 Lincoln Hwy
IN 46773 -

Tax Year / Pay Year: 2014 Payable 2015

Homestead Deduction: No

Parcel Number: 02-14-25-176-001,000-046

Duplicate Number: 1954376

Taxing District: Jefferson

Property Type: Real

Billed Mortgage Company:

Legal Description:
N 22 A OF S 44a Nw 1/4 E Of Old Ft W V W Rd Sec 25
(Link to GIS for parcel and map information)

Total Net Property Tax:	\$807.60
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$807.60
Current Account Balance:	\$0.00

Map view showing a red highlighted parcel with the number 22. Map controls: Streets Imagery Hybrid

Navigation icons: Home, Back, Forward, Refresh, Print, Full Screen, Close

Vertical sidebar: Details | Deductions | Other Charges | Tax Distribution | Tax Summary | Bill Details | Property Summary

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02-14-25-176-001,000-046

General Information

Parcel Number 02-14-25-176-001,000-046
Local Parcel Number 16-0025-0014
Tax ID:

Routing Number

Property Class 100
Vacant Land
Year: 2015

Kelly Jeanne J L/Est &
Ownership

Kelly Jeanne J L/Est &
Jeanne Kelly Farms LLC
3892 Pebble Way
New Haven, IN 46774

Legal
N 22 A OF S 44A NW 1/4 E OF
OLD FT W V WRD
SEC 25

18700 LINCOLN HWY

Transfer of Ownership

Date Owner Doc ID Code Book/Page Sale Price
01/01/2013 Kelly Jeanne J L/Est & TD / \$0
01/01/2012 Kelly Jeanne J L/Est & Trs QC / \$0
01/01/1900 Kelly Jeanne J WD / \$0

100, Vacant Land

Notes

Ag/Rural Res Homesites H 1/2

Property Class 100
Vacant Land
Year: 2015

Location Information

County Allen
Township JEFFERSON TOWNSHIP
District 046 (Local 016)
046 JEFFERSON (16)
School Corp 0255
EAST ALLEN COUNTY

Neighborhood 461007-046
Ag/Rural Res Homesites Heritage-0

Section/Plat 0025

Location Address (1)
18700 LINCOLN HWY
MONROEVILLE, IN 46773

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF
Neighborhood Life Cycle Stage Other

Printed Friday, October 23, 2015



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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 120', Cl 120')

Table with columns: Land Pricing Method ID, Soil, Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Inf. % Elig, Res Market Factor, Value

Land Computations

Table with columns: Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value

Data Source N/A Collector Appraiser

Home

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Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search 2015

Tax ID Number Duplicate Number

Property found at this location

Taxpayer Name:	Kelly Jeanne J L/Est & Jeanne I 18754 US Highway 30 E
Property Address:	Monroeville , IN 46773 - 18800 Paulding Rd Monroeville , IN 46773 -
Tax Year / Pay Year:	2014 Payable 2015
Homestead Deduction:	No
Parcel Number	02-14-25-126-001,000-046
Duplicate Number:	1954373
Taxing District:	Jefferson
Property Type:	Real
Billed Mortgage Company:	
Legal Description	No 1/4 Nw 1/4 Sec 25
<i>(Please, this is for informational purposes only)</i>	
Total Net Property Tax:	\$1,414.58
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	-\$1,414.58
Current Account Balance:	\$0.00

Streets Imagery Hybrid

HO

Details | Deductions | Other Charges | Tax Distribution | Tax Summary | Bill Details | Property Summary

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General Information

Ownership

Transfer of Ownership

Notes

Parcel Number
02-14-25-126-001.000-046

Owner
Kelly Jeanne J L/Est &
Jeanne Kelly Farms LLC
3892 Pebble Way
New Haven, IN 46774

Date
01/01/2013
01/01/2012
01/01/1900

Doc ID Code
2012074627 TD
200039408 QC
WD

Book/Page
/ / /

Sale Price
\$0
\$0
\$0

Tax ID: NE 1/4 NW 1/4 SEC 25

Routing Number

Legal

Assessment Year

Reason For Change

As Of Date

Valuation Method

Equalization Factor

Notice Required

Property Class 100
Vacant Land

Year: 2015

County
Allen

Township
JEFFERSON TOWNSHIP

District 046 (Local 016)
046 JEFFERSON (16)

School Corp 0255
EAST ALLEN COUNTY

Neighborhood 461007-046
Ag/Rural Res Homesites Heritage-0

Section/Plat
0025

Location Address (1)
18800 PAULDING RD
MONROEVILLE, IN 46773

Location Information

Assessment Year

Reason For Change

As Of Date

Valuation Method

Equalization Factor

Notice Required

2015

2014

2013

2012

2011

WIP

AA

AA

04/22/2015

05/16/2014

05/09/2013

05/23/2012

08/05/2011

Indiana Cost Mod

Indiana Cost Mod

Indiana Cost Mod

Indiana Cost Mod

Indiana Cost Mod

1.0000

1.0000

1.0000

\$83,200

\$0

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Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search Owner Name: Enter Address for Search: J E Main 2015 Search Tax ID Number Duplicate Number

Property found at this location

Taxpayer Name: Kelly Jeanne J I/Est S. Jeanne I
18754 US Hwy 30 E
Monroeville, IN 46773 -

Property Address: 18800 Paulding Rd
, IN 99999 -

Tax Year / Pay Year: 2014 Payable 2015

Homestead Deduction: No

Parcel Number: 02-14-24-300-013,000-046

Duplicate Number: 1954346

Taxing District: Jefferson

Property Type: Real

Billed Mortgage Company:

Legal Description
S01/4 Sw 1/4 Ex W100 Of E551.9 Of S350 Ft Sec 24

Total Net Property Tax: \$1,378.88

Delinquent Tax: \$0.00

Delinquent Penalty: \$0.00

Penalty & Fees: \$0.00

Property Tax Adjustments: \$0.00

Other Assessments

Current Tax: \$19.12

Delinquent Tax: \$0.00

Delinquent Penalty: \$0.00

Other Assess Adjustments: \$0.00

Less Payments Received: \$1,396.00

Current Account Balance: \$0.00

Streets Imagery Hybrid

39.2

Details | Deductions | Other Charges | Tax Distribution | Tax Summary | Bill Details | Property Summary

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02-14-24-300-013.000-046

General Information

Parcel Number 02-14-24-300-013.000-046
Local Parcel Number 16-0024-0015
Tax ID:

Tax ID:

Routing Number

Property Class 100
Vacant Land

Year: 2015

Location Information

County Allen
Township JEFFERSON TOWNSHIP
District 046 (Local 016)
School Corp 0255
EAST ALLEN COUNTY
Neighborhood 461007-046
Ag/Rural Res Homesites Heritage-0
Section/Plat 0024
Location Address (1) 18800 PAULDING RD
MONROEVILLE, IN 46773

Kelly Jeanne J L/Est &

Ownership

Kelly Jeanne J L/Est &
Jeanne Kelly Farms LLC
3892 Pebble Way
New Haven, IN 46774

Legal

SE1/4 SW1/4 EX W100 OF E551.9
OF S350 FT SEC 24

18800 PAULDING RD

Transfer of Ownership

Date 12/31/2012
Owner Kelly Jeanne J L/Est &
Doc ID Code 2012074627 TD
Book/Page /
Sale Price \$0
06/27/2000 Kelly Jeanne J L/Est & Trs
WD 00/6449
01/01/1900 KELLY JEANNE J
WD /
\$0

Ag/Rural Res Homesites H 1/2

Notes



Agricultural

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for 2015 and 2014.

Land Data (Standard Depth: Res 120', Cl 120')

Table with columns: Land Pricing Soil Type Method ID, Act Front, Size, Rate, Adj. Rate, Ext. Value, Infi. % Elig, Res Market Factor, Value. Rows show values for 4 A HS and 4 A NA.

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Level
Flood Hazard Level
Public Utilities Electricity
Streets or Roads Paved
Neighborhood Life Cycle Stage Other

Printed Friday, October 23, 2015

Data Source N/A

Collector

Appraiser

Land Computations

Table with columns: Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

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Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search **Owner Name** Enter Address for Search: 2015 **Tax ID Number** **Duplicate Number**

Property found at this location:

Taxpayer Name: Jeanne Kelly Farms LLC
3892 Pebble Way
New Haven, IN 46774

Property Address: 19600 Paulding Rd
Monroeville, IN 46773

Tax Year / Pay Year: 2014 Payable 2015

Homestead Deduction: No

Parcel Number: 02-14-24-400-009,000-046

Duplicate Number: 1954356

Taxing District: Jefferson

Property Type: Real

Billed Mortgage Company:

Legal Description: S e 1/4 Sec 24

(Click on it to be read our legal documents)

Total Net Property Tax:	\$1,451.98
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$24.79
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$1,476.77
Current Account Balance:	\$0.00

Streets Imagery Hybrid

40

Details Deductions Other Charges Tax Distribution Tax Summary Bill Details Property Summary

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General Information

Parcel Number
02-14-24-400-009.000-046
Local Parcel Number
16-0024-0013
Tax ID:

Routing Number

Property Class 100
Vacant Land

Year: 2015

Location Information

County
Allen
Township
JEFFERSON TOWNSHIP
District 046 (Local 016)
046 JEFFERSON (16)
School Corp 0255
EAST ALLEN COUNTY
Neighborhood 461007-046
Ag/Rural Res Homesites Heritage-0

Section/Plat
0024

Location Address (f)
19600 PAULDING RD
MONROEVILLE, IN 46773

Ownership

Jeanne Kelly Farms LLC
3892 Pebble Way
New Haven, IN 46774

Legal

SE1/4 SE1/4 SEC 24

Transfer of Ownership

Date
04/07/2014
08/17/2007
10/06/2006
01/01/1900
Owner
Jeanne Kelly Farms LLC
Kelly Jeanne J Trs Of The
KELLY JEANNE J
MALFAIT JOEA &
Doc ID Code
2014015382 TD
2007046625 QC
206061136 WD
WD
Book/Page
/ / / /
Sale Price
\$0
\$0
\$45,977
\$0

Notes



Agricultural

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

Assessment Year	2015	2015	2014	2013	2012	2011
Reason For Change	WIP	AA	AA	AA	GenReval	AA
As Of Date	04/22/2015	05/20/2015	05/16/2014	05/09/2013	05/23/2012	08/05/2011
Valuation Method	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
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$85,400	\$85,400	\$85,400	\$73,300	\$67,900	\$62,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$85,400	\$85,400	\$85,400	\$73,300	\$67,900	\$62,500
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	\$0
Total	\$85,400	\$85,400	\$85,400	\$73,300	\$67,900	\$62,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$85,400	\$85,400	\$85,400	\$73,300	\$67,900	\$62,500
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120')

Land Type	Pricing Method ID	Soil	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	A	HS	0	20.7000	1.06	\$2,050	\$44,981	0%	0%	1,0000	\$44,980
4	A	NP	0	5.5500	0.85	\$2,050	\$9,674	0%	0%	1,0000	\$9,670
4	A	PE	0	12.5000	1.11	\$2,050	\$28,450	0%	0%	1,0000	\$28,450
4	A	BMA	0	1.25	0.89	\$2,050	\$2,281	0%	0%	1,0000	\$2,280

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
Electricity

Streets or Roads
Unpaved

Neighborhood Life Cycle Stage
Other

Printed
Saturday, June 06, 2015

Land Computations

Calculated Acreage	40.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	40.00
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	0.00
Total Acres Farmland	40.00
Farmland Value	\$85,380
Measured Acreage	40.00
Avg Farmland Value/Acre	2135
Value of Farmland	\$85,400
Classified Total	\$0
Farm / Classified Value	\$85,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$85,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$85,400

Appraiser

Collector

Data Source N/A

02-15-30-100-001.000-045

General Information

Parcel Number 02-15-30-100-001.000-045
Local Parcel Number 15-0030-0005

Tax ID:

Routing Number

Property Class 100
Vacant Land

Year: 2015

Location Information

County Allen
Township JACKSON TOWNSHIP
District 045 (Local 015)
School Corp 0255
EAST ALLEN COUNTY
Neighborhood 451004-045
Ag/Rural Res Homesites Heritage-0

Section/Plat 0030

Location Address (1)
19800 PAULDING RD
IN 46773

Kelly Jeanne J L/Est &

Ownership

Kelly Jeanne J L/Est &
Jeanne Kelly Farms LLC
3892 Pebble Way
New Haven, IN 46774

Legal
W 1/2 W 1/2 NW 1/4 SEC 30

19800 PAULDING RD

Transfer of Ownership

Date 12/31/2012
Owner Kelly Jeanne J L/Est &
Doc ID Code 2012074627
Book/Page TD
Sale Price \$0
06/27/2000 Kelly Jeanne J L/Est & Tris*
WD 00/6449
01/01/1900 KELLY JEANNE J
WD /

Ag/Rural Res Homesites H

Notes



Agricultural

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

Table with columns: Assessment Year (2015, 2014, 2013, 2011), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Includes values for \$76,100 and \$59,800.

Land Data (Standard Depth: Res 120' CI 120')

Table with columns: Land Pricing Soil Type Method ID, Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Infl. % Elig, Res Market Factor, Value. Includes rows for HS, NA, A, R0B2 with various numerical values.

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads Paved TIF
Neighborhood Life Cycle Stage Other

Printed Friday, October 23, 2015

Data Source N/A Collector

Appraiser

Land Computations

Calculated Acreage 40.00
Actual Frontage 0
Developer Discount 40.00
Parcel Acreage 40.00
81 Legal Drain NV 3.01
82 Public Roads NV 1.64
83 UT Towers NV 0.00
9 Homesite 0.00
91/92 Acres 0.00
Total Acres Farmland 35.35
Farmland Value \$76,120
Measured Acreage 35.35
Avg Farmland Value/Acre 2153
Value of Farmland \$76,110
Classified Total \$0
Farm / Classified Value \$76,100
Homesite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$0
CAP 2 Value \$76,100
CAP 3 Value \$0
Total Value \$76,100

Home

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Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search 2015 Tax ID Number Duplicate Number

Property found at this location

Taxpayer Name: Kelly Jeanne J L/Est S. Jeanne I
18754 US Hwy 30 E

Property Address: Monroeville, IN 46773 -
19800 Paulding Rd
Monroeville, IN 46773 -

Tax Year / Pay Year: 2014 Payable 2015

Homestead Deduction: No

Parcel Number: 02-15-30-100-001-000-045

Duplicate Number: 1955314

Taxing District: Jackson

Property Type: Real

Billed Mortgage Company:

Legal Description
W 1/2 W 1/2 Nw 1/4 Sec 30

[View Bill on Acimap / on-line Assessment](#)

Total Net Property Tax:	\$1,245.20
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$1,245.20
Current Account Balance:	\$0.00

Decals | Deductions | Other Charges | Tax Distribution | Tax Summary | Bill Details | Property Summary

Streets Imagery Hybrid

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 - Job Openings
- BROWSE BY NEED BY DEPARTMENT



Search

OWNER Name: 2015

Tax ID Number

Duplicate Number

Property found at this location:

Taxpayer Name:	Kelly Jeannie J L/Est & Jeannie I 18754 US Hwy 30 E
Property Address:	Monroeville, IN 46773 - 20003 Lincoln Hwy Monroeville, IN 46773 -
Tax Year / Pay Year:	2014 Payable 2015
Homestead Deduction:	No
Parcel Number	02-15-30-300-001.000-045
Duplicate Number:	1955323
Taxing District:	Jackson
Property Type:	Real
Billed Mortgage Company:	
Legal Description	W1/2 Sw/14 N Of Rd Ex Fd E 166.9 Of W 819.8 Of Frl S 170 Ft & Ex Tr Sec 30
<small>(Click on the link to view the map.)</small>	
Total Net Property Tax:	\$1,636.26
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$1,636.26
Current Account Balance:	\$0.00

Details

Deductions

Other Charges

Tax Distribution

Tax Summary

Bill Details

Property Summary

Streets

Imagery

Hybrid

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General Information
 Parcel Number 02-15-30-300-001.000-045
 Local Parcel Number 15-0030-0010
 Tax ID:

Ownership
 Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 3892 Pebble Way
 New Haven, IN 46774

Transfer of Ownership
 Owner Kelly Jeanne J L/Est & Kelly Jeanne J L/Est & Trs*
 Date 12/31/2012 06/27/2000 01/01/1900
 Doc ID Code 2012074627 TD
 Book/Page /
 Book/Page 00/6449 /
 Book/Page /

Legal
 W1/2 SW1/4 N OF RD EX FRL
 E 166.9 OF W 819.8 OF FRL
 S 170 FT SEC 30

Routing Number

Property Class 100
 Vacant Land
 Year: 2015

Location Information
 County Allen
 Township JACKSON TOWNSHIP
 District 045 (Local 015)
 045 JACKSON (15)
 School Corp 0255
 EAST ALLEN COUNTY
 Neighborhood 451004-045
 Ag/Rural Res Homesites Heritage-0

Section/Plat
 0030
Location Address (1)
 LINCOLN HWY E
 MONROEVILLE, IN 46773

Valuation Records (Work In Progress values are not certified values and are subject to change)		2015	2014	2013	2012	2011
Assessment Year	Reason For Change	2015	2014	2013	2012	2011
06/10/2015	WIP	AA	AA	AA	GenReval	AA
As Of Date		05/20/2015	05/16/2014	05/09/2013	05/23/2012	08/05/2011
Valuation Method		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
Notice Required		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land		\$100,000	\$100,000	\$89,400	\$82,900	\$76,200
Land Res (1)		\$0	\$0	\$0	\$0	\$0
Land Non Res (2)		\$100,000	\$100,000	\$89,400	\$82,900	\$76,200
Land Non Res (3)		\$0	\$0	\$0	\$0	\$0
Improvement		\$0	\$0	\$0	\$0	\$0
Imp Res (1)		\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)		\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)		\$0	\$0	\$0	\$0	\$0
Total		\$100,000	\$100,000	\$89,400	\$82,900	\$76,200
Total Res (1)		\$0	\$0	\$0	\$0	\$0
Total Non Res (2)		\$100,000	\$100,000	\$89,400	\$82,900	\$76,200
Total Non Res (3)		\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', Cl 120')

Land Type	Pricing Method ID	Soil	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig	Res Market Factor	Value
4	A	NA	0	5.50	0.85	\$2,050	\$1,743	\$9,587	0%	0%	1.0000	\$9,590
4	A	HS	0	39.25	1.06	\$2,050	\$2,173	\$85,290	0%	0%	1.0000	\$85,290
6	A	NA	0	.78	0.85	\$2,050	\$1,743	\$1,360	-80%	0%	1.0000	\$270
6	A	HS	0	11.08	1.06	\$2,050	\$2,173	\$24,077	-80%	0%	1.0000	\$4,820
81	A		0	1.02	1.00	\$2,050	\$2,050	\$2,091	-100%	0%	1.0000	\$00
82	A	R0B2	0	.77	1.00	\$2,050	\$2,050	\$1,579	-100%	0%	1.0000	\$00

Characteristics		Value
Topography Level	Flood Hazard <input type="checkbox"/>	
Public Utilities Electricity	ERA <input type="checkbox"/>	
Streets or Roads Paved	TIF <input type="checkbox"/>	
Neighborhood Life Cycle Stage	Other <input type="checkbox"/>	
Printed Friday, October 23, 2015		
Land Computations		
Calculated Acreage		58.40
Actual Frontage		0
Developer Discount	<input type="checkbox"/>	
Parcel Acreage		58.40
81 Legal Drain NV		1.02
82 Public Roads NV		0.77
83 UT Towers NV		0.00
9 Homesite		0.00
91/92 Acres		0.00
Total Acres Farmland		56.61
Farmland Value		\$99,970
Measured Acreage		56.61
Avg Farmland Value/Acre		1766
Value of Farmland		\$99,970
Classified Total		\$0
Farm / Classified Value		\$100,000
Homesite(s) Value		\$0
91/92 Value		\$0
Supp. Page Land Value		\$0
CAP 1 Value		\$0
CAP 2 Value		\$100,000
CAP 3 Value		\$0
Total Value		\$100,000

Data Source N/A
Collector
Appraiser

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Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search 2015

Property found at this location:

Taxpayer Name:	Kelly Jeanne J L/Est & Jeanne I 18754 US Hwy 30 E
Property Address:	Monroeville, IN 46773 - 7300 Sampson Rd , IN 99999 -
Tax Year / Pay Year:	2014 Payable 2015
Homestead Deduction:	No
Parcel Number:	02-14-25-400-015,000-046
Duplicate Number:	1954414
Taxing District:	Jefferson
Property Type:	Real
Billed Mortgage Company:	
Legal Description:	E1/2 Sec1/4 S Of Rd Ex Pt To State & Ex 3.101ac Tr S Of U.s. 30 Sec 25 <i>(State: Not on file with local government)</i>
Total Net Property Tax:	\$897.72
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$897.72
Current Account Balance:	\$0.00

Streets Imagery Hybrid

Details | Deductions | Other Charges | Tax Distribution | Tax Summary | Bill Details | Property Summary

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General Information
 Parcel Number: 02-14-25-400-015.000-046
 Local Parcel Number: 16-0025-0022
 Tax ID:

Ownership
 Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 3892 Pebble Way
 New Haven, IN 46774

Transfer of Ownership
 Date: 12/31/2012
 Owner: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Doc ID Code: 2012074627 TD
 Book/Page: /
 Sale Price: \$0

Legal
 E1/2 SE1/4 S OF RD EXPT TO STATE & EX 3.101 AC TR S OF U.S. 30 SEC 25

Routing Number

Property Class
 100 Vacant Land

Location Information
 Year: 2015
 County: Allen
 Township: JEFFERSON TOWNSHIP
 District 046 (Local 016)
 046 JEFFERSON (16)
 School Corp 0255
 EAST ALLEN COUNTY
 Neighborhood 461007-046
 Ag/Rural Res Homesites Heritage-0

Agricultural

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

Assessment Year	Reason For Change	2015	2014	2013	2012	2011
2015	WIP	AA	AA	AA	GenReval	AA
04/22/2015	As Of Date	05/09/2015	05/16/2014	05/09/2013	05/23/2012	08/05/2011
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$52,800	Land	\$52,800	\$52,800	\$45,300	\$42,000	\$38,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$52,800	Land Non Res (2)	\$52,800	\$52,800	\$45,300	\$42,000	\$38,600
\$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
\$52,800	Total	\$52,800	\$52,800	\$45,300	\$42,000	\$38,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$52,800	Total Non Res (2)	\$52,800	\$52,800	\$45,300	\$42,000	\$38,600
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Computations

Calculated Acreage: 26.48
 Actual Frontage: 0
 Developer Discount:
 Parcel Acreage: 26.48
 81 Legal Drain NV: 0.00
 82 Public Roads NV: 0.41
 83 UT Towers NV: 0.00
 9 Homesite: 0.00
 91/92 Acres: 0.00
 Total Acres Farmland: 26.07
 Farmland Value: \$52,790
 Measured Acreage: 26.07
 Avg Farmland Value/Acre: 2025
 Value of Farmland: \$52,790
 Classified Total: \$0
 Farm / Classified Value: \$52,800
 Homesite(s) Value: \$0
 91/92 Value: \$0
 Supp. Page Land Value: \$0
 CAP 1 Value: \$0
 CAP 2 Value: \$52,800
 CAP 3 Value: \$0
 Total Value: \$52,800

Land Data (Standard Depth: Res 120, Cl 120)

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Elig %	Res Market Factor	Value
4	A	HS	0	16.6710	1.06	\$2,050	\$2,173	\$36,226	0%	0%	1.0000	\$36,230
4	A	BMA	0	7.4000	0.89	\$2,050	\$1,825	\$13,505	0%	0%	1.0000	\$13,510
4	A	SH	0	0.3000	1.11	\$2,050	\$2,276	\$683	0%	0%	1.0000	\$680
4	A	MSB3	0	1.7000	0.68	\$2,050	\$1,394	\$2,370	0%	0%	1.0000	\$2,370
82	A	ROB2	0	0.4100	1.00	\$2,050	\$2,050	\$841	-100%	0%	1.0000	\$0

Characteristics

Topography
 Level:
 Flood Hazard:
Public Utilities
 Electricity:
 ERA:
Streets or Roads
 Unpaved:
 TIF:
Neighborhood Life Cycle Stage
 Other:
 Printed: Friday, October 23, 2015

Data Source: N/A

Collector:

Appraiser:

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Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search **Owner Name** Enter Address for Search: 2015 **Tax ID Number** **Duplicate Number**

Property found at this location:

Taxpayer Name: Kelly Jeanne J L/Est & Jeanne I
18754 US Hwy 30 E
Monroeville, IN 46773 -

Property Address: 21131 Sr 14
Woodburn, IN 46797 -

Tax Year / Pay Year: 2014 Payable 2015

Homesstead Deduction: No

Parcel Number: 02-15-07-400-002.000-045

Duplicate Number: 1954931

Taxing District: Jackson

Property Type: Real

Billed Mortgage Company:

Legal Description
E1/2 Se1/4 Ex W 439.08 Of E 776.11 Ft Of S
209.43 Ft Sec 7
(Click on the link to view legal description.)

Total Net Property Tax:	\$2,542.76
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$2,542.76
Current Account Balance:	\$0.00

Streets Imagery Hybrid

77.29

DAWKINS + 101

Details | Deductions | Other Charges | Tax Distribution | Tax Summary | Bill Details | Property Summary

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02-15-07-400-002.000-045

Kelly Jeanne J L/Est &

21131 DAWKINS RD

100, Vacant Land

General Information

Ownership

Transfer of Ownership

Parcel Number 02-15-07-400-002.000-045
Local Parcel Number 15-0007-0009
Tax ID:

Kelly Jeanne J L/Est &
Jeanne Kelly Farms LLC
3892 Pebble Way
New Haven, IN 46774

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Sale. Rows include dates from 12/31/2012 to 01/01/1900.

Legal
E1/2 SE1/4 EX N 439.08 OF E 77.11FT
SEC 7

Routing Number

Property Class 100
Vacant Land



Agricultural

Year: 2015

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

Location Information

County Allen
Township JACKSON TOWNSHIP
District 045 (Local 015)
School Corp 0255
Neighborhood 451003-045
Section/Plat 0007
Location Address (1)
21131 DAWKINS RD
NEW HAVEN, IN 46774

Table with columns: 2015, 2014, 2013, 2012. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Zoning

Land Data (Standard Depth: Res 120', CI 120')

Subdivision

Lot

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor. Rows include various land parcels with their respective attributes.

Market Model
N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage
Other

Printed Friday, October 23, 2015

Data Source N/A

Collector

Appraiser



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East



Date: 12/15/2015 1" = 381'

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- BROWSE BY NEED BY DEPARTMENT



Search

Owner Name: Enter Address for Search:

1 E Pass 2015 Search

Tax ID Number

Duplicate Number

Property found at this location

Taxpayer Name: Kelly Jeanne J L/Est & Jeanne I
18754 US Hwy 30 E

Property Address: Monroeville, IN 46773 -
20530 Hetrick Rd
IN 99999

Tax Year / Pay Year: 2014 Payable 2015

Homeshead Deduction: No

Parcel Number: 02-10-30-400-001.000-052

Duplicate Number: 1884428

Taxing District: Maumee

Property Type: Real

Billed Mortgage Company:

Legal Description:
100a S Of Rr E1/2 Sec 30

(Note: We do not collect average homevalue)

Total Net Property Tax:	\$3,526.50
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$3,526.50
Current Account Balance:	\$0.00

Streets Imagery Hybrid

Details

Deductions

Other Charges

Tax Distribution

Tax Summary

Bill Details

Property Summary

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20530 HETRICK RD
 100, Vacant Land

Kelly Jeanne J L/Est &
 Kelly Jeanne J L/Est &
 Kelly Jeanne J L/Est & Trs
 Kelly Jeanne J L/Est & Trs
 Kelly Jeanne J L/Est & Trs
 Kelly Jeanne J L/Est & Trs

20530 HETRICK RD
 100, Vacant Land

Ag/Rural Res Homesites 01 1/2

General Information
 Parcel Number 02-10-30-400-001.000-052
 Local Parcel Number 21-0030-0023
 Tax ID:

Ownership
 Kelly Jeanne J L/Est &
 Jeanne Kelly Farms LLC
 3892 Pebble Way
 New Haven, IN 46774

Ownership
 Kelly Jeanne J L/Est &
 Kelly Jeanne J L/Est & Trs
 Kelly Jeanne J L/Est & Trs
 Kelly Jeanne J L/Est & Trs
 Kelly Jeanne J L/Est & Trs

Ownership
 Kelly Jeanne J L/Est &
 Kelly Jeanne J L/Est & Trs
 Kelly Jeanne J L/Est & Trs
 Kelly Jeanne J L/Est & Trs
 Kelly Jeanne J L/Est & Trs

Routing Number
 Property Class 100
 Vacant Land
 Year: 2015

Legal
 100A S OF RR E1/2 SEC 30

Transfer of Ownership
 Doc ID Code Book/Page Sale Price
 2012074627 TD / \$0
 00/6449 / \$0
 / / \$0

Assessment Year 2015 2014 2013 2012 2011
 Reason For Change AA AA AA AA AA
 As Of Date 06/10/2015 05/16/2014 05/09/2013 05/23/2012 08/05/2011
 Valuation Method 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
 Notice Required

Assessment Year 2015 2014 2013 2012 2011
 Reason For Change AA AA AA AA AA
 As Of Date 06/10/2015 05/16/2014 05/09/2013 05/23/2012 08/05/2011
 Valuation Method 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
 Notice Required

Location Information
 County Allen
 Township MAUMEE TOWNSHIP
 District 052 (Local 021)
 052 MAUMEE (21)
 School Corp 0255
 EAST ALLEN COUNTY
 Neighborhood 521008-052
 Ag/Rural Res Homesites 01-052

Land Computations
 Calculated Acreage 100.00
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 100.00

Land Computations
 Calculated Acreage 100.00
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 100.00

Land Computations
 Calculated Acreage 100.00
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 100.00

Land Computations
 Calculated Acreage 100.00
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 100.00

Land Computations
 Calculated Acreage 100.00
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 100.00

Market Model
 N/A

Market Model
 N/A

Market Model
 N/A

Market Model
 N/A

Market Model
 N/A

Characteristics
 Topography
 Flood Hazard
 Public Utilities ERA
 Electricity
 Streets or Roads TIF
 Unpaved
 Neighborhood Life Cycle Stage

Characteristics
 Topography
 Flood Hazard
 Public Utilities ERA
 Electricity
 Streets or Roads TIF
 Unpaved
 Neighborhood Life Cycle Stage

Characteristics
 Topography
 Flood Hazard
 Public Utilities ERA
 Electricity
 Streets or Roads TIF
 Unpaved
 Neighborhood Life Cycle Stage

Characteristics
 Topography
 Flood Hazard
 Public Utilities ERA
 Electricity
 Streets or Roads TIF
 Unpaved
 Neighborhood Life Cycle Stage

Characteristics
 Topography
 Flood Hazard
 Public Utilities ERA
 Electricity
 Streets or Roads TIF
 Unpaved
 Neighborhood Life Cycle Stage

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

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

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

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

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

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

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Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')

Land Data (Standard Depth: Res 120', Cl 120')



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East



Date: 12/15/2015 1" = 773'

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Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search Owner Name Enter Address for Search: J F Main 2015 Search Tax ID Number Duplicate Number

Property found at this location

Taxpayer Name: Kelly Jeanne J L/Est & Jeanne I
18784 US Hwy 30 E
Monroeville, IN 46773

Property Address: 6100 Snyder Rd
IN 46773

Tax Year / Pay Year: 2014 Payable 2015

Homestead Deduction: No

Parcel Number: 02-14-26-200-001.000-046

Duplicate Number: 1954429

Taxing District: Jefferson

Property Type: Real

Billed Mortgage Company:

Legal Description
Nw1/4 Ne1/4 Ex Pt To State & Ex Pt Sw Of U.s. 30
Sec 26
(1994) 014 (1) Sec 26 - no legal description

Total Net Property Tax:	\$1,088.12
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$10.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$1,098.12
Current Account Balance:	\$0.00

Streets Imagery Hybrid

30.76

Details Deductions Other Charges Tax Distribution Tax Summary All Details Property Summary

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6100 SNYDER RD **100, Vacant Land**

Transfer of Ownership

Owner **Doc ID Code** **Book/Page** **Sale Price**

12/31/2012 Kelly Jeanne J L/Est & 2012074627 TD / \$0

06/27/2000 Kelly Jeanne J L/Est & Trs WD 00/6449 / \$0

01/01/1900 KELLY JEANNE J WD / / \$0

6100 SNYDER RD **100, Vacant Land**

Ownership

Date **Owner** **Doc ID Code** **Book/Page** **Sale Price**

12/31/2012 Kelly Jeanne J L/Est & 2012074627 TD / \$0

06/27/2000 Kelly Jeanne J L/Est & Trs WD 00/6449 / \$0

01/01/1900 KELLY JEANNE J WD / / \$0

General Information

Parcel Number
02-14-26-200-001.000-046

Local Parcel Number
16-0026-0001

Tax ID:

Routing Number

Legal

NW1/4 NE1/4 EXPT TO STATE
& EX PT SW OF US 30 SEC 26

Property Class 100
Vacant Land

Year: 2015

Location Information

County
Allen

Township
JEFFERSON TOWNSHIP

District 046 (Local 016)
046 JEFFERSON (16)

School Corp 0255
EAST ALLEN COUNTY

Neighborhood 461007-046
Ag/Rural Res Homesites Heritage-0

Section/Plat
0026

Location Address (1)
6100 SNYDER RD
MONROEVILLE, IN 46773

Agricultural

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

Assessment Year	2015	2015	2014	2013	2012	2011
Reason For Change	WIP	AA	AA	AA	GenReval	AA
As Of Date	04/22/2015	05/20/2015	05/16/2014	05/09/2013	05/23/2012	08/05/2011
Valuation Method	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
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$64,000	\$64,000	\$64,000	\$55,000	\$50,900	\$46,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$64,000	\$64,000	\$64,000	\$55,000	\$50,900	\$46,900
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	\$0
Total	\$64,000	\$64,000	\$64,000	\$55,000	\$50,900	\$46,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$64,000	\$64,000	\$64,000	\$55,000	\$50,900	\$46,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res. 120', Cl 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
4	A	HAA	0	9.2000	1.06	\$2,050	\$2,173	\$19,992	0%	0%	1,0000	\$19,990
4	A	HPA	0	4.2000	1.11	\$2,050	\$2,276	\$9,559	0%	0%	1,0000	\$9,560
4	A	HS	0	14.0920	1.06	\$2,050	\$2,173	\$30,622	0%	0%	1,0000	\$30,620
4	A	NA	0	2.2000	0.85	\$2,050	\$1,743	\$3,835	0%	0%	1,0000	\$3,830
82	A	ROB2	0	1.0700	1.00	\$2,050	\$2,050	\$2,194	-100%	0%	1,0000	\$0

Market Model
N/A

Zoning
N/A

Subdivision
81 Legal Drain NV
82 Public Roads NV
83 UT Towers NV
9 Homesite

Lot
91/92 Acres

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level ERA

Public Utilities
Electricity TIF

Streets or Roads
Unpaved

Neighborhood Life Cycle Stage
Other

Printed Friday, October 23, 2015

Land Computations

Calculated Acreage 30.76

Actual Frontage 0

Developer Discount

Parcel Acreage 30.76

81 Legal Drain NV 0.00

82 Public Roads NV 1.07

83 UT Towers NV 0.00

9 Homesite 0.00

91/92 Acres 0.00

Total Acres Farmland 29.69

Farmland Value \$64,000

Measured Acreage 29.69

Avg Farmland Value/Acre 2155

Value of Farmland \$63,980

Classified Total \$0

Farm / Classified Value \$64,000

Homesite(s) Value \$0

91/92 Value \$0

Supp. Page Land Value \$0

CAP 1 Value \$0

CAP 2 Value \$64,000

CAP 3 Value \$0

Total Value **\$64,000**

Appraiser

Collector

Data Source N/A

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Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search 2015 Tax ID Number Duplicate Number

Property found at this location:

<p>Taxpayer Name: Kelly Jeanne J L/Est & Jeanne I 18754 US Hwy 30 E</p> <p>Property Address: Monroeville, IN 46773 - 18758 Old Us 30 Monroeville, IN 46773 -</p> <p>Tax Year / Pay Year: 2014 Payable 2015</p> <p>Homestead Deduction: No</p> <p>Parcel Number: 02-14-26-200-002.000-046</p> <p>Duplicate Number: 1954430</p> <p>Taxing District: Jefferson</p> <p>Property Type: Real</p> <p>Billed Mortgage Company:</p> <p>Legal Description N29.75a Ne1/4 Ne1/4 Ex E11 Ft & Ex N 193.3 OF W169 OF E180ft & Ex W 460 OF E 640 OF N 215 Ft <i>(Click here to download a legal description)</i></p> <p>Total Net Property Tax: \$961.04</p> <p>Delinquent Tax: \$0.00</p> <p>Delinquent Penalty: \$0.00</p> <p>Penalty & Fees: \$0.00</p> <p>Property Tax Adjustments: \$0.00</p> <p>Other Assessments</p> <p>Current Tax: \$13.36</p> <p>Delinquent Tax: \$0.00</p> <p>Delinquent Penalty: \$0.00</p> <p>Other Assess Adjustments: \$0.00</p> <p>Less Payments Received: \$994.40</p> <p>Current Account Balance: \$0.00</p>	
---	--

Map controls: Streets Imagery Hybrid

Navigation icons: Home, Back, Forward, Refresh, Print, Search, Close

Vertical sidebar: Details | Deductions | Other Charges | Tax Distribution | Tax Summary | Bill Details | Property Summary

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General Information

Ownership

Transfer of Ownership

Notes

Parcel Number 02-14-26-200-002.000-046
Local Parcel Number 16-0026-0022
Tax ID:

Owner Kelly Jeanne J L/Est &
Date 12/31/2012
Doc ID Code 2012074627 TD
Book/Page /
Sale Price \$0

Owner Kelly Jeanne J L/Est & Trs
Date 01/01/2012
Doc ID Code 200039408 QC
Book/Page /
Sale Price \$0

Owner KELLY JEANNE J
Date 01/01/1900
Doc ID Code WJ
Book/Page /
Sale Price \$0

Routing Number

Property Class 100
Vacant Land

Year: 2015

County Allen

Township JEFFERSON TOWNSHIP

District 046 (Local 016)

School Corp 0255

Neighborhood 461007-046

Location Address (1)

Legal
N29.75A NE1/4 NE1/4 EX E11 FT
& EX N 193.3 OF W169 OF
E 180 FT & EX W 460 OF E 640

Location Information

Assessment Year 2015

Reason For Change WIP

As Of Date 04/22/2015

Valuation Method Indiana Cost Mod

Equalization Factor 1.0000

Notice Required

Land

2015 \$57,700

2014 \$57,700

2013 \$49,600

2012 \$45,900

2011 \$42,300

Land Res (1) \$0

Land Non Res (2) \$57,700

Land Non Res (3) \$0

Improvement \$0

Imp Res (1) \$0

Imp Non Res (2) \$0

Imp Non Res (3) \$0

Total \$57,700

Total Non Res (2) \$57,700

Total Non Res (3) \$0

Land Pricing Method ID

Act Front

Size

Factor

Rate

Adj. Rate

Ext. Value

Land Data (Standard Depth: Res 120', Cl 120')

4 A BHB 0 1.8000 1.02 \$2,091 \$3,764 0% 0% 1.0000 \$3,760

4 A HAA 0 8.2000 1.06 \$2,173 \$17,819 0% 0% 1.0000 \$17,820

4 A HS 0 16.2100 1.06 \$2,173 \$35,224 0% 0% 1.0000 \$35,220

4 A BMA 0 .52 0.89 \$2,050 \$1,825 0% 0% 1.0000 \$950

Market Model N/A

Topography Level

Public Utilities Electricity

Streets or Roads Unpaved

Neighborhood Life Cycle Stage Other

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Characteristics Flood Hazard Level ERA TIF

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

Market Model N/A

Topography Level

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Unpaved

Other

Printed Friday, October 23, 2015

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Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search Owner Name Enter Address for Search: 1 E Main 2015 Search Tax ID Number Duplicate Number

Property found at this location

Taxpayer Name: Kelly Jeanne J L/Est & Jeanne I
18754 US Hwy 30 E
Monroeville, IN 46773 -

Property Address: 18300 Paulding Rd
IN 46773 -

Tax Year / Pay Year: 2014 Payable 2015

Homestead Deduction: No

Parcel Number: 02-14-26-200-005,000-046

Duplicate Number: 1954433

Taxing District: Jefferson

Property Type: Real

Billed Mortgage Company:

Legal Description
E Side N 15ch Ne1/4 Ne1/4 Sec 26

(Note: Not to be used without documents)

Total Net Property Tax:	\$8.50
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$8.50
Current Account Balance:	\$0.00

Details | Deductions | Other Charges | Tax Distribution | Tax Summary | Bill | Details

Streets Imagery Hybrid

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General Information
Parcel Number 02-14-26-200-005.000-046
Local Parcel Number 16-0026-0002
Tax ID:

Ownership
 Kelly Jeanne J L/Est &
 Jeanne Kelly Farms LLC
 3892 Pebble Way
 New Haven, IN 46774

Owner
 Kelly Jeanne J L/Est &
 Kelly Jeanne J L/Est & Trs
 KELLY JEANNE J

Doc ID Code TD
Book/Page /
Date 12/31/2012
 01/01/2012
 01/01/1900

Transfer of Ownership
 Kelly Jeanne J L/Est &
 Kelly Jeanne J L/Est & Trs
 200039408
 200039408
 WD

Legal
 E SIDE N 15CH NE1/4 NE1/4
 SEC 26

Routing Number

Property Class 100
Vacant Land

Year: 2015

Location Information
County Allen
Township JEFFERSON TOWNSHIP
District 046 (Local 016)
 046 JEFFERSON (16)
School Corp 0255
 EAST ALLEN COUNTY

Neighborhood 461007-046
Ag/Rural Res Homesites Heritage-0

Section/Plat 0026
Location Address (1)
 18300 PAULDING RD
 , IN

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

Assessment Year	2015	2014	2013	2012	2011
Reason For Change	AA	AA	AA	GenReval	AA
As Of Date	05/20/2015	05/16/2014	05/09/2013	05/23/2012	08/05/2011
Valuation Method	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
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$500	\$500	\$500	\$400	\$400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$500	\$500	\$500	\$400	\$400
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$500	\$500	\$500	\$400	\$400
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$500	\$500	\$500	\$400	\$400
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Agricultural

Land Pricing	Soil	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
4	A HS	0	.098	\$2,050	\$2,173	\$213	0%	0%	1,0000	\$210
4	A BHB	0	.127	\$2,050	\$2,091	\$266	0%	0%	1,0000	\$270
4	A RS	0	.013	\$2,050	\$2,624	\$34	0%	0%	1,0000	\$30
4	A HAA	0	.007	\$2,050	\$2,173	\$15	0%	0%	1,0000	\$20
82	A	0	.005	\$2,050	\$2,050	\$10	-100%	0%	1,0000	\$00

Land Computations

Calculated Acreage	0.25
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.25
81 Legal Drain NV	0.00
82 Public Roads NV	0.01
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.24
Farmland Value	\$530
Measured Acreage	0.24
Avg Farmland Value/Acre	2163
Value of Farmland	\$530
Classified Total	\$0
Farm / Classified Value	\$500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$500

Land Data (Standard Depth: Res 120', Cl 120')

Land Type	Pricing Method ID	Soil	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
4	A	HS	0	.098	\$2,050	\$2,173	\$213	0%	0%	1,0000	\$210
4	A	BHB	0	.127	\$2,050	\$2,091	\$266	0%	0%	1,0000	\$270
4	A	RS	0	.013	\$2,050	\$2,624	\$34	0%	0%	1,0000	\$30
4	A	HAA	0	.007	\$2,050	\$2,173	\$15	0%	0%	1,0000	\$20
82	A		0	.005	\$2,050	\$2,050	\$10	-100%	0%	1,0000	\$00

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage

Printed Friday, October 23, 2015

Data Source N/A

Collector

Appraiser

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Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search **Owner Name** Enter Address for Search: 2015 Tax ID Number Duplicate Number

Property found at this location:

Taxpayer Name:	Kelly Jeanne J U/Est & Jeanne I 16754 US Hwy 30 E
Property Address:	Monroeville, IN 46773 - 17000 Us 30 IN 46773 -
Tax Year / Pay Year:	2014 Payable 2015
Homestead Deduction:	No
Parcel Number	02-14-26-200-006.000-046
Duplicate Number:	1954434
Taxing District:	Jefferson
Property Type:	Real
Billed Mortgage Company:	
Legal Description	15 Ch S of N 15 Ch E1/2 Ne1/4 Ex Pt To State Sec 26
Click for more details on this property	
Total Net Property Tax:	\$598.48
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$598.48
Current Account Balance:	\$0.00

Streets Imagery Hybrid

22.5

Details | Deductions | Other Charges | Tax Distribution | Tax Summary | Bill Details | Property Summary

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02-14-26-200-006.000-046

Kelly Jeanne J L/Est &

17000 US 30

100, Vacant Land

General Information

Ownership

Transfer of Ownership

Parcel Number 02-14-26-200-006.000-046
Local Parcel Number 16-0026-0003
Tax ID:

Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
3892 Pebble Way
New Haven, IN 46774

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Sale. Rows include dates 12/31/2012, 01/01/2012, 01/01/1900 and owners Kelly Jeanne J L/Est &, Kelly Jeanne J L/Est & Trs, KELLY JEANNE J.

Legal
15 CH S OF N 15 CH E1/2
NE1/4 EX PT TO STATE SEC 26

Routing Number

Property Class 100
Vacant Land



Agricultural

Year: 2015

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

Location Information

County Allen
Township JEFFERSON TOWNSHIP
District 046 (Local 016)
School Corp 0255 EAST ALLEN COUNTY
Neighborhood 461007-046
Section/Plat 0026
Location Address (1) 17000 US 30 MONROEVILLE, IN 46773

Table with columns: 2015, 2014, 2013, 2012. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor. Rows include details for lots 4, 4, 4, and 6.

Market Model
N/A

Characteristics

Topography Level
Public Utilities Electricity
Streets or Roads Paved
Flood Hazard ERA
TIF

Neighborhood Life Cycle Stage
Other

Printed Friday, October 23, 2015

Data Source N/A

Collector

Appraiser

Home

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Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search

Property found at this location

Taxpayer Name: Kelly Jeanne J L/Est & Jeanne I
10754 US Hwy 30 E

Property Address: Monroeville, IN 46773 -
17000 Us 30
IN 99999 -

Tax Year / Pay Year: 2014 Payable 2015

Homestead Deduction: No

Parcel Number: 02-14-26-400-006,000-046

Duplicate Number: 1954451

Taxing District: Jefferson

Property Type: Real

Billed Mortgage Company:

Legal Description
W 14 1/2 A Mid Pt E 1/2 E 1/2 Sec 26

[Click on the number to view the legal description](#)

Total Net Property Tax:	\$523.66
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$523.66
Current Account Balance:	\$0.00

14.5

Streets Imagery Hybrid

Details Deductions Other Charges Tax Distribution Tax Summary Bill Details Property Summary

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General Information

Parcel Number 02-14-26-400-006.000-046
Local Parcel Number 16-0026-0007

Ownership

Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
3892 Pebble Way
New Haven, IN 46774

Owner

Kelly Jeanne J L/Est & Kelly Jeanne J L/Est & Trs
06/27/2000 00/6449 /
01/01/1900 KELLY JEANNE J /

Transfer of Ownership

Doc ID Code Book/Page Sale Price
2012074627 TD / \$0
WD 00/6449 / \$0
WD / \$0

Notes

Tax ID:

Legal

W14 1/2 A MID PTE 1/2
E 1/2 SEC 26

Routing Number

Property Class 100
Vacant Land

Year: 2015

Location Information

County Allen
Township JEFFERSON TOWNSHIP
District 046 (Local 016)
046 JEFFERSON (16)

School Corp 0255
EAST ALLEN COUNTY

Neighborhood 461007-046
Ag/Rural Res Homesites Heritage-0

Section/Plat 0026

Location Address (1)
17000 US 30
MONROEVILLE, IN 46773



Agricultural

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

Table with columns: Assessment Year (2015, 2014, 2013, 2012, 2011), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 120', Cl 120')

Table with columns: Land Type, Pricing Method ID, Soil Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Infl. % Elig, Res Market Factor, Value

Land Computations

Table with columns: Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value

Market Model N/A

Characteristics

- Topography Level, Flood Hazard, Public Utilities Electricity, Streets or Roads Paved, Neighborhood Life Cycle Stage

Data Source N/A

Collector

Appraiser

Home

Visitors

Government

Links

Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search 2015 Tax ID Number Duplicate Number

Property found at this location

Taxpayer Name:	Kelly Jeanne J L/Est & Jeanne I 10754 US Hwy 30 E
Property Address:	Monroeville, IN 46773 - 17000 Us 30 IN 99999
Tax Year / Pay Year:	2014 Payable 2015
Homestead Deduction:	No
Parcel Number	02-14-26-400-007,000-046
Duplicate Number:	1954452
Taxing District:	Jefferson
Property Type:	Real
Billed Mortgage Company:	
Legal Description:	W 21 OF E 35a Mid Pt E1/2 E1/2 Ex Pt To State Sec 26
(Click Here to Download a Copy of the Parcel Map)	
Total Net Property Tax:	\$715.80
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$715.80
Current Account Balance:	\$0.00

Streets Imagery Hybrid

20.54

Details Deductions Other Charges Tax Distribution Tax Summary Bill Details Property Summary

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General Information

Parcel Number 02-14-26-400-007.000-046
Local Parcel Number 16-0026-0006

Ownership

Kelly Jeanne J L/Est &
Jeanne Kelly Farms LLC
3892 Pebble Way
New Haven, IN 46774

Transfer of Ownership

Owner Kelly Jeanne J L/Est &
Date 12/31/2012
Doc ID Code 2012074627 TD
Book/Page /
Sale Price \$0

Notes

Legal
W/21 OF E 35A MID PT E/2
E/12 EX PT TO STATE SEC 26

Routing Number

Property Class 100
Vacant Land

Year: 2015

Location Information

County Allen
Township JEFFERSON TOWNSHIP
District 046 (Local 016)
School Corp 0255
Neighborhood 461007-046
Section/Plat 0026
Location Address (1) 17000 US 30
MONROEVILLE, IN 46773



Agricultural

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 120', CI 120')

Table with columns: Land Pricing Method ID, Soil Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Infl. % Elig, Res Market Factor, Value

Land Computations

Table with columns: Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value

Market Model N/A

Characteristics

Topography Flood Hazard Level
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved
Neighborhood Life Cycle Stage
Other

Data Source N/A

Collector

Appraiser

Home

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Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search 2015 Tax ID Number Duplicate Number

property found at this location

Taxpayer Name:	Kelly Jeanne J L/Est & Jeanine J
	18754 US Hwy 30 E
Property Address:	Monroeville, IN 46773 -
	17000 Us 30
	, IN 99999
Tax Year / Pay Year:	2014 Payable 2015
Homestead Deduction:	No
Parcel Number:	02-14-26-400-008.000-046
Duplicate Number:	1954453
Taxing District:	Jefferson
Property Type:	Real
Billed Mortgage Company:	
Legal Description	
	7a W Of E 7a Mid Pt E1/2 E1/2 Ex Pt To State Sec
	26
	<i>(Owner not to be used without permission)</i>
Total Net Property Tax:	\$200.64
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$200.64
Current Account Balance:	\$0.00

Streets Imagery Hybrid

6.07

Details Deductions Other Charges Tax Distribution Tax Summary Bill Details Property Summary

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General Information
 Parcel Number 02-14-26-400-008-000-046
 Local Parcel Number 16-0026-0005
 Tax ID:

Ownership
 Kelly Jeanne J L/Est & Jeanne K
 Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 3892 Pebble Way
 New Haven, IN 46774

Transfer of Ownership
 Date 12/31/2012
 Owner Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Doc ID 2012074627
 Code TD
 Book/Page /
 Sale Price \$0

Legal
 7A W OF E 7A MID PT E1/2
 E1/2 EX PT TO STATE SEC 26

Routing Number

Property Class 100
Vacant Land

Year: 2015

Location Information
 County Allen
 Township JEFFERSON TOWNSHIP
 District 046 (Local 016)
 046 JEFFERSON (16)
 School Corp 0255
 EAST ALLEN COUNTY



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

Assessment Year	2015	2015	2014	2013	2012	2011
Reason For Change	WIP	AA	AA	AA	GenReval	AA
As Of Date	04/22/2015	05/20/2015	05/16/2014	05/09/2013	05/23/2012	08/05/2011
Valuation Method	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
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$11,800	\$11,800	\$11,800	\$10,100	\$9,400	\$8,600
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$11,800	\$11,800	\$11,800	\$10,100	\$9,400	\$8,600
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	\$0
Total	\$11,800	\$11,800	\$11,800	\$10,100	\$9,400	\$8,600
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$11,800	\$11,800	\$11,800	\$10,100	\$9,400	\$8,600
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res-120', Cl-120')

Land Pricing Soil Type	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Value
4 A BMA	0	4.0700	\$2,050	\$1,825	\$7,428	0%	0%	\$7,430
4 A HAA	0	0.5000	\$2,050	\$2,173	\$1,087	0%	0%	\$1,090
4 A HS	0	1.5000	\$2,050	\$2,173	\$3,260	0%	0%	\$3,260

Market Model
 N/A

Characteristics
 Topography Level
 Flood Hazard
 Public Utilities ERA
 Electricity
 Streets or Roads TIF
 Paved
 Neighborhood Life Cycle Stage

Land Computations

Calculated Acreage	6.07
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	6.07
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	0.00
Total Acres Farmland	6.07
Farmland Value	\$11,780
Measured Acreage	6.07
Avg Farmland Value/Acre	1941
Value of Farmland	\$11,780
Classified Total	\$0
Farm / Classified Value	\$11,800
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$11,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$11,800

Data Source N/A

Collector

Appraiser

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Links

Job Openings

BROWSE BY NEED

BY DEPARTMENT



Search

Property found at this location:

Taxpayer Name: Kelly Jeanne J L/Est & Jeanne I
18754 US Hwy 30 E
Monroeville, IN 46773 -

Property Address: 17000 Us 30
IN 99999

Tax Year / Pay Year: 2014 Payable 2015

Homestead Deduction: No

Parcel Number: 02-14-26-400-009,000-046

Duplicate Number: 1954454

Taxing District: Jefferson

Property Type: Real

Billed Mortgage Company:

Legal Description
E 7a Of Mid Pt Of E1/2 E1/2 24 3/4 Ch S Of N 30
Ch E1/2 E1/2 & Rd Ex Pt To State Sec 26

(Click on a link to expand the total description)

Total Net Property Tax:	\$198.92
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Penalty & Fees:	\$0.00
Property Tax Adjustments:	\$0.00
Other Assessments	
Current Tax:	\$0.00
Delinquent Tax:	\$0.00
Delinquent Penalty:	\$0.00
Other Assess Adjustments:	\$0.00
Less Payments Received:	\$198.92
Current Account Balance:	\$0.00

Streets Imagery Hybrid

6.16

Details | Deductions | Other Charges | Tax Distribution | Tax Summary | Bill Details | Property Summary

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General Information

Parcel Number
02-14-26-400-009.000-046
Local Parcel Number
16-0026-0004
Tax ID:

Ownership

Kelly Jeanne J L/Est &
Jeanne Kelly Farms LLC
3892 Pebble Way
New Haven, IN 46774

Transfer of Ownership

Date
12/31/2012
06/27/2000
01/01/1900
Owner
Kelly Jeanne J L/Est &
Kelly Jeanne J L/Est & Trs
KELLY JEANNE J
Doc ID Code
2012074627 TD
WD
WD
Book/Page
/ / /
Sale Price
\$0
\$0
\$0

Legal
ETA OF MID PT OF E1/2 E1/2
24 3/4 CH S OF N 30 CH E1/2
E1/2 & RD EX PT TO STATE

Routing Number

Property Class 100
Vacant Land

Year: 2015

Location Information

County
Allen
Township
JEFFERSON TOWNSHIP
District 046 (Local 016)
046 JEFFERSON (16)
School Corp 0255
EAST ALLEN COUNTY
Neighborhood 461007-046
Ag/Rural Res Homesites Heritage-0



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

Assessment Year	2015	2014	2013	2012	2011
Reason For Change	WIP	AA	AA	GenReval	AA
As Of Date	04/22/2015	05/16/2014	05/09/2013	05/23/2012	08/05/2011
Valuation Method	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
Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$11,700	\$11,700	\$10,000	\$9,300	\$8,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$11,700	\$11,700	\$10,000	\$9,300	\$8,500
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$11,700	\$11,700	\$10,000	\$9,300	\$8,500
Location Address (1)	\$11,700	\$11,700	\$10,000	\$9,300	\$8,500
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', Cl 120')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
4 A BMA	0	5.3590	\$2,050	\$1,825	\$9,780	0%	0%	1.0000	\$9,780
4 A HAA	0	0.3000	\$2,050	\$2,173	\$652	0%	0%	1.0000	\$650
4 A HS	0	0.2000	\$2,050	\$2,173	\$435	0%	0%	1.0000	\$430
4 A RS	0	0.3000	\$2,050	\$2,624	\$787	0%	0%	1.0000	\$790

Market Model

N/A

Characteristics

Topography
Level Flood Hazard
Public Utilities
Electricity ERA
Streets or Roads
Paved TIF
Neighborhood Life Cycle Stage
Other

Printed Friday, October 23, 2015

Land Computations

Calculated Acreage 6.16
Actual Frontage 0
Developer Discount
Parcel Acreage 6.16
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 0.00
Total Acres Farmland 6.16
Farmland Value \$11,650
Measured Acreage 6.16
Avg Farmland Value/Acre 1892
Value of Farmland \$11,650
Classified Total \$0
Farm / Classified Value \$11,700
Homesite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$11,700
CAP 2 Value \$0
CAP 3 Value \$0
Total Value \$11,700

Appraiser

Collector

Data Source N/A



TITLE

TITLE INSURANCE COMMITMENT

BY

First American Title Insurance Company

SCHEDULE A

1. Commitment Date: **June 10, 2016 at 10:27 am**
2. Policy (or Policies) to be issued: Policy Amount
 - a. Owner's Policy
Proposed Insured:
3. **Fee Simple** interest in the land described in this Commitment is owned, at the Commitment Date, by
Jeanne Kelly Farms, LLC, an Indiana limited liability company
4. The land referred to in the Commitment is described as follows:
SEE ATTACHED EXHIBIT "A"

End of Schedule A

EXHIBIT "A"

PARCEL 1:

Part of the Southeast Quarter, together with the part of the South Half of the Northeast Quarter, lying South of the Wabash Railroad all in Section 30, Township 31 North, Range 15 East, Allen County, Indiana, more particularly described, as follows, to-wit:

Beginning on the East line of said Southeast Quarter at a point situated 1611.35 feet, North 00 degrees 18 minutes 30 seconds East from the Southeast corner of said Southeast Quarter; thence North 90 degrees 00 minutes West and parallel to the South line of said Southeast Quarter, a distance of 2644.1 feet to an East line of a 5.02 acre tract conveyed to Stanley A. and Patti A. Gallmeyer by a deed recorded in Document Number 77-28175 in the Office of the Recorder of Allen County, Indiana, at a point situated 1611.35 feet, North 00 degrees 21 minutes East from the Southeast corner of said 5.02 acre tract; thence on and along the Eastern boundary of said 5.02 acre tract on the following courses and distances: North 00 degrees 21 minutes East and parallel to the West line of said Southeast Quarter, a distance of 61.65 feet; thence South 90 degrees 00 minutes East and parallel to said South line, a distance of 315.0 feet; thence North 00 degrees 21 minutes East and parallel to said West line a distance of 285.0 feet; thence North 90 degrees 00 minutes West and parallel to said South line, a distance of 315.0 feet; North 00 degrees 21 minutes East and parallel to said West line, a distance of 635.8 feet; (recorded 636.6 feet) to the South right-of-way line of the Wabash Railroad and the Northeast corner of said 5.02 acre tract; thence North 62 degrees 12 minutes East, on and along said South right-of-way line, being a line situated 56.0 feet (measured at right angles) Southeasterly of and parallel to the main tract centerline, a distance of 2998.8 feet to the East line of said Northeast Quarter; thence South 00 degrees 23 minutes West, on and along said East line, being also the centerline of State Road Number 101 (Hetrick Road) a distance of 1344.0 feet to the East Quarter corner of said Section 30; thence South 00 degrees 18 minutes 30 seconds West, on and along the East line of said Southeast Quarter, being also the centerline of State Road Number 101, a distance of 1037.05 feet to the point of beginning, containing 100.000 acres of land

PARCEL 2:

All that part of the West Half (1/2) of the Southwest Quarter (1/4) of Section Thirty (30); Township Thirty (30) North, Range Fifteen (15) East, lying North of the Lincoln Highway, Jackson Township, Allen County, Indiana, containing Sixty-one (61) acres, more or less.

EXCEPTING THEREFROM:

Part of that part of the West Half of the Southwest Quarter of Section Thirty (30); Township Thirty (30) North, Range Fifteen (15) East, Allen County, Indiana, which lies Northerly of the centerline of Old U.S. Highway No. 30, more particularly described as follows, to-wit:

Beginning on the centerline of Old U.S. Highway No. 30 at a point situated 649.9 feet, South 66 degrees 15 minutes East (Indiana State Commission bearing and is used as the basis for the bearings in this description) from the point of Intersection of said centerline with the West line of the Southwest Quarter of said Section 30; thence South 66 degrees 15 minutes East, on and along said centerline, a distance of 166.9 feet; thence North 07 degrees 39 minutes East, a distance of 220.4 feet; thence North 89 degrees 02 minutes West, a distance of 108.2 feet; thence South 25 degrees 47 minutes West, a distance of 170.0 feet to the point of beginning, containing 0.597 acres of land.

ALSO EXCEPTING THEREFROM:

Part of the West Half of the Southwest Quarter of Section 30, Township 30 North, Range 15 East, Allen County, Indiana, which lies Northerly of the centerline of Old U. S. Highway No. 30, more particularly described as

follows:

Beginning on the centerline of Old U.S. Highway No. 30 at a point 816.8 feet, South 66 degrees 15 minutes East (Indiana State Highway Commission bearing and is used as the basis for the bearings in this description) from the point of intersection of said centerline with the West line of the Southwest Quarter of said Section 30; thence continuing South 66 degrees 15 minutes East, on and along said centerline, a distance of 395.3 feet; thence North 07 degrees 39 minutes East, a distance of 220.4 feet; thence North 66 degrees 15 minutes West, and parallel with the centerline of Old U. S. Highway No. 30, a distance of 395.3 feet; thence South 07 degrees 39 minutes West, a distance of 220.4 feet to the point of beginning. Containing, 2.00 acres

PARCEL 3:

The West Half of the West Half of the Northwest Quarter (1/4) Section 30, Township 30 North, Range 15 East in Jackson Township, Allen County, Indiana, containing 40 acres more or less.

PARCEL 4:

The South Half of the East Half of the Southwest Quarter (1/4) Section 24, Township 30 North, Range 14 East, in Jefferson Township, Allen County, State of Indiana,

EXCEPTING THEREFROM:

A tract of land situated in the Southeast Quarter of Southwest Quarter of Section 24, Township 30 North, Range 14 East, more particularly described as follows: Commencing at an iron pin at the Southeast corner of the Southwest Quarter of Section 24, Township 30 North, Range 14 East; thence West along South line of aforesaid Quarter Section a distance of 451.9 feet to an iron pin for the place of beginning; thence north parallel with the East line of the Southwest Quarter of aforesaid Section a distance of 350 feet to an iron pin; thence west parallel with the South line of the Southwest Quarter of aforesaid Section a distance of 100 feet to an iron pin; thence South parallel with the East line of the Southwest Quarter of aforesaid Section a distance of 350 feet to the South line of the Southwest Quarter of aforesaid Section; thence East along said South line a distance of 100 feet to the place of beginning, containing 0.80 acres, more or less.

PARCEL 5:

That part of the East Half of the Southeast Quarter (1/4) of Section 25, Township 30 North, Range 14 East in Jefferson Township, Allen County, Indiana, lying South of the Ridge Road running diagonally through said tract excepting therefrom the strip of land 66 feet wide formerly occupied by the Fort Wayne and Eastern Railroad Company, for a right-of-way.

EXCEPTING THEREFROM:

A part of the East Half of the Southeast Quarter of Section 25, Township 30 North, Range 14 East, Allen County, Indiana, described as follows:

Commencing at the Southeast corner of said Section; thence North 1 degree 54 minutes 30 seconds West 72.14 feet along the East line of said Section; thence South 88 degrees 05 minutes 30 seconds West 20.00 feet to the West boundary of Sampson Road and the point of beginning of this description; thence North 6 degrees 21 minutes 21 seconds West 90.27 feet; thence North 24 degrees 53 minutes 51 seconds West 253.65 feet; thence North 11 degrees 29 minutes 41 seconds West 89.93 feet; thence North 25 degrees 59 minutes 16 seconds West 164.36 feet; thence Northwesterly 558.42 feet along an arc to the left and having a radius of 7,016.97 feet and subtended by a long chord having a bearing of North 63 degrees 58 minutes 43 seconds West and a length of 558.27 feet; thence North 66 degrees 15 minutes 30 seconds West 685.25 feet to the West line of said Half Quarter Section; thence North 1 degree 30 minutes 30 seconds West 304.05 feet along said West line to the Southwestern

boundary of U.S. No. 30; thence South 66 degrees 15 minutes 30 seconds East 1,438.73 feet along the boundary of said U.S. No. 30 to the West boundary of Sampson Road; thence South 1 degree 54 minutes 30 seconds East 801.61 feet along the boundary of said Sampson Road to the point of beginning and containing 10.168 acres, more or less.

ALSO EXCEPTING THEREFROM:

Part of the East Half of the Southeast Quarter of Section 25, Township 30 North, Range 14 East, Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at the Southeast corner of said Southeast Quarter; thence North 01 degrees 54 minutes 30 seconds West (State Highway bearing and is used as the basis for the bearings in this description), on and along the East line of said Southeast Quarter, being with the right-of-way of Sampson Road, a distance of 72.14 feet; thence South 88 degrees 05 minutes 30 seconds West, a distance of 20.0 feet to the Westerly right-of-way of said Sampson Road as acquired by the State of Indiana in Document Number 76-16030 in the Office of the Recorder of Allen County, Indiana; thence North 06 degrees 21 minutes 21 seconds West, on and along said Westerly right-of-way line, a distance of 90.27 feet; thence North 24 degrees 53 minutes 51 seconds West, continuing along said Westerly right-of-way line, a distance of 253.65 feet; thence North 11 degrees 29 minutes 41 seconds West, continuing along said Westerly right-of-way line, a distance of 39.28 feet to the true point of beginning; thence continuing North 11 degrees 29 minutes 41 seconds West, on and along said Westerly right-of-way line, a distance of 50.65 feet to the Southwesterly limited access right-of-way line of U.S. Highway No. 30; thence North 25 degrees 59 minutes 16 seconds West, on and along said Southwesterly right-of-way line, a distance of 164.36 feet; thence Northwesterly, continuing along said Southwesterly right-of-way line as defined by the arc of a regular curve to the left having a radius of 7016.97 feet, an arc distance of 558.42 feet and subtended by a long chord having a bearing of North 63 degrees 58 minutes 43 seconds West and a length of 558.27 feet to the point of tangency; thence North 66 degrees 15 minutes 30 seconds West, continuing along said Southwesterly right-of-way line, and tangent to said curve, a distance of 366.3 feet; thence South 00 degrees 55 minutes 40 seconds East, a distance of 322.4 feet; thence South 87 degrees 32 minutes East, a distance of 119.9 feet; thence South 03 degrees 24 minutes East, a distance of 249.7 feet; thence South 89 degrees 35 minutes East, a distance of 143.15 feet; thence North 01 degrees 52 minutes West, a distance of 404.85 feet; thence South 66 degrees 15 minutes 30 seconds East, a distance of 49.56 feet; thence South 66 degrees 01 minutes 07 seconds East, a distance of 58.33 feet; thence North 24 degrees 13 minutes 17 seconds East, a distance of 20.0 feet; thence Southeasterly, on and along the arc of a regular curve to the right having a radius of 6986.97 feet, an arc distance of 487.78 feet and subtended by a long chord having a bearing of South 63 degrees 46 minutes 43 seconds East and a length of 487.68 feet; thence South 25 degrees 16 minutes 39 seconds East, a distance of 197.85 feet; thence North 80 degrees 45 minutes 55 seconds East, a distance of 20.71 feet to the true point of beginning, containing 3.101 acres of land

PARCEL 6:

The East Half of the East Half of Section 26, Township 30 North, Range 14 East in Jefferson Township, Allen County, Indiana, excepting therefrom the South 50 acres thereof and excepting therefrom the West 169 feet of the East 180 feet of the North 193.3 feet thereof.

EXCEPTING THEREFROM:

A part of the Southeast Quarter of the Northeast Quarter of Section 26, and a part of the North Half of the Southwest Quarter and a part of the Northwest Quarter of Section 25, all in Township 30 North, Range 14 East, Allen County, Indiana, described as follows:

Beginning on the West line of said Section 25 South 0 degrees 50 minutes 30 seconds East 1,992.55 feet from the Northwest corner of said Section 25; thence South 66 degrees 5 minutes 30 seconds East 2,247.42 feet to the Southwestern boundary of U.S. 30; thence along the boundary of said U.S. No. 30 Southeasterly 242.63 feet along

an arc to the left and having a radius of 1,959.86 feet and subtended by a long chord having a bearing of South 62 degrees 42 minutes 42 seconds East and a length of 242.48 feet; thence South 66 degrees 15 minutes 30 seconds East 434.82 feet along said boundary to the West boundary of Ternet Road; thence South 1 degree 20 minutes 00 seconds East 451.48 feet along the boundary of said 66 degrees 15 minutes 30 seconds West 900.00 feet; thence North 69 degrees 07 minutes 15 seconds West 400.50 feet; thence North 63 degrees 23 minutes 45 seconds West 400.50 feet; thence North 66 degrees 15 minutes 30 seconds West 1,000.00 feet; thence North 67 degrees 12 minutes 47 seconds West 300.04 feet; thence North 66 degrees 15 minutes 30 seconds West 1,274.38 feet to the West line of the Southeast Quarter of the Northeast Quarter of said Section 26; thence North 1 degree 07 minutes 30 seconds West 325.14 feet along said West line; thence South 66 degrees 15 minutes 30 seconds East 1,475.77 feet to the point of beginning and containing 9.981 acres, more or less, in said Section 26, and containing 19.594 acres, more or less, in said Section 25; and containing in all 29.575 acres, more or less.

ALSO EXCEPTING THEREFROM:

The West 460.0 feet of the East 640.0 feet of the North 215.0 feet of the Northeast Quarter of Section 26, Township 30 North, Range 14 East, Allen County, Indiana, more particularly described as follows, to-wit:

Beginning on the North line of said Northeast Quarter at a point situated 180.0 feet West of the Northeast corner of said Northeast Quarter; thence West on and along said North line, being within the right-of-way of Paulding Road, a distance of 460.0 feet; thence Southerly by a deflection angle left of 88 degrees 44 minutes and parallel to the East line of said Northeast Quarter, a distance of 215.0 feet; thence East and parallel to said North line, a distance of 460.0 feet; thence Northerly and parallel to said East line, a distance of 215.0 feet to the point of beginning, containing 2.270 acres of land.

PARCEL 7:

The Northwest Quarter of the Northeast Quarter of Section 26, Township 30 North, Range 14 East, in Jefferson Township, Allen County, Indiana.

EXCEPTING THEREFROM:

A part of the Southeast Quarter of the Northeast Quarter of Section 26, and a part of the North Half of the Southwest Quarter and a part of the Northwest Quarter of Section 25, all in Township 30 North, Range 14 East, Allen County, Indiana, described as follows:

Beginning on the West line of said Section 25 South 0 degrees 50 minutes 30 seconds East 1,992.55 feet from the Northwest corner of said Section 25; thence South 66 degrees 5 minutes 30 seconds East 2,247.42 feet to the Southwestern boundary of U.S. No. 30; thence along the boundary of said U.S. No. 30 Southeasterly 242.63 feet along an arc to the left and having a radius of 1,959.86 feet and subtended by a long chord having a bearing of South 62 degrees 42 minutes 42 seconds East and a length of 242.48 feet; thence South 66 degrees 15 minutes 30 seconds East 434.82 feet along said boundary to the West boundary of Ternet Road; thence South 7 degree 20 minutes 00 seconds East 451.48 feet along the boundary of said Ternet Road; thence North 29 degrees 38 minutes 45 seconds West 224.56 feet; thence North 66 degrees 15 minutes 30 seconds West 900.00 feet; thence North 69 degrees 07 minutes 15 seconds West 400.50 feet; thence North 63 degrees 23 minutes 45 seconds West 400.50 feet; thence North 66 degrees 15 minutes 30 seconds West 1,000.00 feet; thence North 67 degrees 12 minutes 47 seconds West 300.04 feet; thence North 66 degrees 15 minutes 30 seconds West 1,274.38 feet to the West line of the Southeast Quarter of the Northeast Quarter of said Section 26; thence North 1 degree 07 minutes 30 seconds East 1,475.77 feet to the point of beginning and containing 9.981 acres, more or less, in said Section 26, and containing 19.594 acres, more or less, in said Section 25; and containing in all 29.575 acres, more or less.

ALSO EXCEPTING THEREFROM:

Part of the Northwest Quarter of the Northeast Quarter of Section 26, Township 30 North, Range 14 East, Allen

County, Indiana, more particularly described as follows, to-wit:

BEGINNING at the Southwest corner of the Northwest Quarter of said Northeast Quarter; thence North 88 degrees 05 minutes 35 seconds East (State highway bearing and is used as the basis for the bearings in this description), on and along the South line of said Northwest Quarter, a distance of 613.58 feet to the point of intersection of said South line with the Southerly right-of-way line of U.S. Highway No. 30 as acquired by the State of Indiana in Document Number 76-16030 in the Office of the Recorder of Allen County, Indiana; thence North 66 degrees 15 minutes 30 seconds West, on and along said Southerly right-of-way line, a distance of 123.91 feet; thence North 66 degrees 48 minutes 59 seconds West, continuing along said Southerly right-of-way line, a distance of 401.12 feet; thence South 60 degrees 14 minutes 54 seconds West, continuing along said Southerly right-of-way line, a distance of 137.85 feet; thence South 88 degrees 42 minutes 41 seconds West, continuing along said Southerly right-of-way line, a distance of 15.0 feet to the point of intersection of said Southerly right-of-way line with the West line of the Northeast Quarter of said Section 26; thence South 01 degree 17 minutes 19 seconds East on and along said West line, being within the right-of-way of Snyder Road, a distance of 159.51 feet to the point of beginning, containing 1.819 acres of land.

PARCEL 8:

The Northwest Quarter (1/4) of Section 25, Township 30 North, Range 14 East in Jefferson Township, Allen County, Indiana, EXCEPT the North 213.8 feet (excluding from this exception the West 11 feet thereof) lying West of U.S. Highway No. 30 and except the North 915.4 feet of the Northwest Quarter (1/4) of the said Northwest Quarter (1/4) lying East of U.S. Highway No. 30 and subject to the right-of-way of U.S. Highway No. 30.

EXCEPTING THEREFROM:

Part of the Northwest Quarter of Section 25, Township 30 North, Range 14 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the point of intersection of the centerline of the Van Wert-Fort Wayne State Road (formerly U.S. Highway No. 30) with the North line of the Northwest Quarter of said Section 25; thence Southerly, on and along the centerline of said Van Wert-Fort Wayne Road as defined by the arc of a regular curve to the right having a radius of 1909.89 feet, an arc distance of 119.8 feet (the chord of which bears South 17 degrees 48 minutes East for a length of 119.78 feet) (bearings in this description are based on Indiana State Highway Commission Plan bearing for U.S. Highway No. 30) to the point of tangency; thence South 16 degrees 00 minutes East, continuing along said centerline and tangent to said curve, a distance of 621.0 feet to the true point of beginning; thence South 16 degrees 00 minutes East, continuing along said centerline, a distance of 222.4 feet; thence South 78 degrees 27 minutes West, a distance of 206.4 feet; thence North 15 degrees 03 minutes West, a distance of 204.6 feet; thence North 73 degrees 29 minutes East, a distance of 202.4 feet to the true point of beginning, containing 1.000 acres of land.

ALSO EXCEPTING THEREFROM:

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 14 EAST, JEFFERSON TOWNSHIP, ALLEN COUNTY, INDIANA, LYING SOUTHWEST OF LINCOLN HIGHWAY EAST (OLD U.S. HIGHWAY NO. 30), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 88 DEGREES 00 MINUTES 04 SECONDS EAST (STATE PLANE COORDINATE BEARING BASE), A DISTANCE OF 487.07 FEET TO A MAG NAIL AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER WITH THE CENTERLINE OF OLD U.S. HIGHWAY NO. 30 (PROJECT NO. 47-1935), NOW

KNOWN AS LINCOLN HIGHWAY EAST, THENCE ALONG THE CHORD OF A CURVE OF SAID CENTERLINE, SOUTH 25 DEGREES 22 MINUTES 59 SECONDS EAST, A DISTANCE OF 119.81 FEET TO A MAG NAIL AT P.T. STATION 340+36.8 (PROJECT NO. 47-1935), THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 23 DEGREES 35 MINUTES 08 SECONDS EAST, A DISTANCE OF 2030.20 FEET TO A RAILROAD SPIKE AT P.C. STATION 360+67.0 (PROJECT NO. 47-1935), THENCE SOUTH 66 DEGREES 24 MINUTES 52 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494" ON THE 50 FOOT RIGHT OF WAY LINE OF SAID HIGHWAY PROJECT NO. 47-1935 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE ALONG SAID 50 FOOT RIGHT OF WAY LINE, SOUTH 23 DEGREES 35 MINUTES 08 SECONDS EAST, A DISTANCE OF 294.87 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494"; THENCE THROUGH THE PARENT TRACT, SOUTH 85 DEGREES 21 MINUTES 15 SECONDS WEST, A DISTANCE OF 260.00 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494"; THENCE SOUTH 1 DEGREE 20 MINUTES EAST, A DISTANCE OF 211.45 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494" ON THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 30 PROJECT NO. F-47(8); THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 66 DEGREES 45 MINUTES 56 SECONDS WEST, A DISTANCE OF 244.74 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494"; THENCE THROUGH THE PARENT TRACT, NORTH 1 DEGREE 32 MINUTES 56 SECONDS EAST, A DISTANCE OF 471.24 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494"; THENCE NORTH 88 DEGREES 13 MINUTES 48 SECONDS EAST, A DISTANCE OF 315.95 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494" ON THE 50 FOOT RIGHT OF WAY LINE OF SAID HIGHWAY PROJECT NO. 47-1935; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 23 DEGREES 35 MINUTES 08 SECONDS EAST, A DISTANCE OF 81.47 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 4.09 ACRES.

ALSO EXCEPTING THEREFROM:

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 14 EAST, JEFFERSON TOWNSHIP, ALLEN COUNTY, INDIANA, LYING SOUTHWEST OF LINCOLN HIGHWAY EAST (OLD U.S. HIGHWAY NO. 30), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 88 DEGREES 00 MINUTES 04 SECONDS EAST (STATE PLANE COORDINATE BEARING BASE), A DISTANCE OF 487.07 FEET TO A MAG NAIL AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER WITH THE CENTERLINE OF OLD U.S. HIGHWAY NO. 30 (PROJECT NO. 47-1935), NOW KNOWN AS LINCOLN HIGHWAY EAST, THENCE ALONG THE CHORD OF A CURVE OF SAID CENTERLINE, SOUTH 25 DEGREES 22 MINUTES 59 SECONDS EAST, A DISTANCE OF 119.81 FEET TO A MAG NAIL AT P.T. STATION 340+36.8 (PROJECT NO. 47-1935), THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 23 DEGREES 35 MINUTES 08 SECONDS EAST, A DISTANCE OF 2030.20 FEET TO A RAILROAD SPIKE AT P.C. STATION 360+67.0 (PROJECT NO. 47-1935), THENCE SOUTH 66 DEGREES 24 MINUTES 52 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494" ON THE 50 FOOT RIGHT OF WAY LINE OF SAID HIGHWAY PROJECT NO. 47-1935; THENCE ALONG SAID 50 FOOT RIGHT OF WAY LINE, SOUTH 23 DEGREES 35 MINUTES 08 SECONDS EAST, A DISTANCE OF 294.87 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494" AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT THENCE THROUGH THE PARENT TRACT, SOUTH 85 DEGREES 21 MINUTES 15 SECONDS WEST A DISTANCE OF 260.00 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494"; THENCE SOUTH 1 DEGREE 20 MINUTES EAST, A DISTANCE OF 211.45 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494" ON THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 30 PROJECT NO. F-47(8); THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 66 DEGREES 45 MINUTES 56 SECONDS EAST, A DISTANCE OF 476.40 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494" ON

THE 50 FOOT RIGHT OF WAY LINE OF SAID HIGHWAY PROJECT NO. 47- 1935 AND ITS SOUTHERLY EXTENSION; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 23 DEGREES 35 MINUTES 08 SECONDS WEST, A DISTANCE OF 458.70 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 2.35 ACRES.

ALSO EXCEPTING THEREFROM:

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 14 EAST, JEFFERSON TOWNSHIP, ALLEN COUNTY, INDIANA, LYING SOUTHWEST OF LINCOLN HIGHWAY EAST (OLD U.S. HIGHWAY NO. 30), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 88 DEGREES 00 MINUTES 04 SECONDS EAST (STATE PLANE COORDINATE BEARING BASE), A DISTANCE OF 487.07 FEET TO A MAG NAIL AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER WITH THE CENTERLINE OF OLD U.S. HIGHWAY NO. 30 (PROJECT NO. 47-1935), NOW KNOWN AS LINCOLN HIGHWAY EAST, THENCE ALONG THE CHORD OF A CURVE OF SAID CENTERLINE, SOUTH 25 DEGREES 22 MINUTES 59 SECONDS EAST, A DISTANCE OF 119.81 FEET TO A MAG NAIL AT P.T. STATION 340+36.8 (PROJECT NO. 47-1935), THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 23 DEGREES 35 MINUTES 08 SECONDS EAST, A DISTANCE OF 2030.20 FEET TO A RAILROAD SPIKE AT P.C. STATION 360+67.0 (PROJECT NO. 47-1935), THENCE SOUTH 66 DEGREES 24 MINUTES 52 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494" ON THE 50 FOOT RIGHT OF WAY LINE OF SAID HIGHWAY PROJECT NO. 47-1935; THENCE ALONG SAID 50 FOOT RIGHT OF WAY LINE, NORTH 23 DEGREES 35 MINUTES 08 SECONDS WEST, A DISTANCE OF 81.47 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494" AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 23 DEGREES 35 MINUTES 08 SECONDS WEST, A DISTANCE OF 202.10 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494"; THENCE THROUGH THE PARENT TRACT, SOUTH 78 DEGREES 09 MINUTES 20 SECONDS WEST, A DISTANCE OF 236.00 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494"; THENCE SOUTH 1 DEGREE 32 MINUTES 56 SECONDS WEST, A DISTANCE OF 146.59 FEET TO A #5 REBAR WITH A CAP STAMPED "UPDIKE LS 0494"; THENCE NORTH 88 DEGREES 13 MINUTES 48 SECONDS EAST, A DISTANCE OF 315.95 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.07 ACRES.

PARCEL 9:

The North Half of the Southwest Quarter (1/4) of Section 25, Township 30 North, Range 14 East in Jefferson Township, Allen County, Indiana.

EXCEPTING THEREFROM:

A part of the Southeast Quarter of the Northeast Quarter of Section 26, and a part of the North Half of the Southwest Quarter and a part of the Northwest Quarter of Section 25, all in Township 30 North, Range 14 East, Allen County, Indiana, described as follows:

Beginning on the West line of said Section 25 South 0 degrees 50 minutes 30 seconds East 1,992.55 feet from the Northwest corner of said Section 25; thence South 66 degrees 15 minutes 30 seconds East 2,247.42 feet to the Southwestern boundary of U.S. No. 30; thence along the boundary of U.S. No. 30 Southeasterly 242.63 feet along an arc to the left and having a radius of 1,959.86 feet and subtended by a long chord having a bearing of South 62 degrees 42 minutes 42 seconds East and a length of 242.48 feet; thence South 66 degrees 15 minutes 30 seconds

East 434.82 feet along said boundary to the West boundary of Ternet Road; thence South 7 degree 20 minutes 00 seconds East 451.48 feet along the boundary of said Ternet Road; thence North 29 degrees 38 minutes 45 seconds West 224.56 feet; thence North 66 degrees 15 minutes 30 seconds West 900.00 feet; thence North 69 degrees 07 minutes 15 seconds West 400.50 feet; thence North 63 degrees 23 minutes 45 seconds West 400.50 feet; thence North 66 degrees 15 minutes 30 seconds West 1,000.00 feet; thence North 67 degrees 12 minutes 47 seconds West 300.04 feet; thence North 66 degrees 15 minutes 30 seconds West 1,274.38 feet to the West line of the Southeast Quarter of the Northeast Quarter of said Section 26; thence North 1 degree 07 minutes 30 seconds West 325.14 feet along said West line; thence South 66 degrees 15 minutes 30 seconds East 1,475.77 feet to the point of beginning and containing 9.981 acres, more or less, in said Section 26, and containing 19.594 acres, more or less, in said Section 25; and containing in all 29.575 acres, more or less.

PARCEL 10:

Part of the East Half of the Southeast Quarter of Section 7, Township 30 North, Range 15 East, Allen County, Indiana, more particularly described as follows, to-wit:

Beginning at the Northeast corner of said Southeast Quarter; thence South 00 degrees 34 minutes 50 seconds East (bearings in this description are based on Indiana Department of Transportation bearings for Indiana State Highway No. 14), on and along the East line of said Southeast Quarter, being within the right-of-way of State Road No. 101, is distance of 2645.48 feet to the Southeast corner thereof; thence South 88 degrees 24 minutes West, on and along the South line of said Southeast Quarter, being within the right-of-way of Rorick Road, a distance of 337.03 feet; thence North 00 degrees 36 minutes West, a distance of 209.43 feet to a 5/8 inch diameter rebar set this survey; thence South 85 degrees 55 minutes 10 seconds West, a distance of 440.13 feet to a 5/8 inch diameter rebar set this Survey; thence South 00 degrees 42 minutes East, a distance of 190.39 feet to said South line; thence South 88 degrees 24 minutes West, on and along said South line and within said Rorick Road right-of-way, a distance of 801.65 feet to the Southwest corner of the East Half of said Southeast Quarter; thence North 01 degrees 04 minutes West on and along the West line of said East Half, a distance of 2642.33 feet to the Northwest corner of said East Half; thence North 88 degrees 17 minutes East, on and along the North line of said Southeast Quarter, being within the right-of-way of State Road No. 14, a distance of 1400.24 feet to the Point of Beginning, containing 82.281 acres of land, more or less

PARCEL 11:

The Southeast Quarter of the Southeast Quarter of Section 24, Township 30 North, Range 14 East, as recorded in the Office of the Recorder of Allen County, Indiana

**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- e. Title Company Note: This commitment was completed to provide a preliminary commitment. The parcels set out in Exhibit "A", Schedule A of this commitment is the way title is described by the vesting deeds. Said parcels may be redescribed into new parcels by descriptions and surveys provided by a registered land surveyor. Title Company reserves the right to make addition requirements and or exceptions upon being provided descriptions and surveys for the new parcels to be conveyed.
- f. Title Company Note: The Deeds will need to contain a recital stating Jeanne K. Kelly who was reserved a life estate interest by Quit Claim Deed recorded June 27, 2000 as Document Number 200039408 is deceased.
- g. NOTE: By virtue of IC 27-7-3.6, a fee of \$5 will be collected from the purchaser of the policy for each policy issued in conjunction with closings occurring on or after July 1, 2006. The fee should be designated in the 1100 series of the HUD-1 form as a TIEFF (Title Insurance Enforcement Fund Fee) charge.
- h. **Note for information:** Pursuant to I.C. 27-7-3.7-(1-10), effective July 1, 2009, concerning Good Funds in real estate transactions requires funds deposited into an escrow account for closing from any party to the transaction in amounts over \$10,000.00 to be in the form of an irrevocable wire transfer. Funds deposited into an escrow account for closing in an amount less than \$10,000.00 must be in the form of cash (*), irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent or check drawn on the trust account of a real estate broker licensed under IC 25-34.1. Personal checks exceeding \$500.00 will not be accepted. **(*) Please note: In an effort to protect our customers and our employees, it is Titan Title's preference not to accept cash at Closing. However, if cash is tendered at Closing, Titan Title will comply with relevant Internal Revenue Service reporting regulations.**
- i. Effective July 1, 2006, no document executed in the State of Indiana may be accepted for recording unless the document includes the following affirmation statement: "I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (name)." See Indiana Code 36-2-11-15.
- j. You must file a Disclosure of Sales Information form prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the County Auditor's office prior to recording.

End of Schedule B - Section I

File No: **1627010**

**SCHEDULE B - SECTION II
EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
2. Any Encroachments, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public records.
4. Any lien, or right to lien for services, labor or material imposed by law and not shown by the public records.
5. In Re: Drain No. 1020100 Hetrick Drain Periodic Maintenance (Parcel I)
 Description: 100a S Of Rr E1/2 Sec 30
 In Name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Assessed In The Amount of \$56.32
 1st Installment \$28.16 - PAID
 2nd Installment \$28.16 - UNPAID
 Duplicate No. 1884428 PIN No. 02-10-30-400-001.000-052
 2016 DITCH MAINTENANCE RECORD
 Title Company Note: For periodic maintenance provisions see Indiana Code 36-9-27-38 to 42 inclusive;
 36-9-27-87
6. Taxes of 2015 due and payable in 2016 (Parcel 1)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: 100a S Of Rr E1/2 Sec 30
 Value of Land \$204,400.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$1,695.84 - PAID
 2nd Installment \$1,695.84 - UNPAID
 Duplicate No. 1884428 PIN No. 02-10-30-400-001.000-052
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.
7. Taxes of 2015 due and payable in 2016 (Parcel 2)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: W1/2 Sw 14 N Of Rd Ex Frl E 166.9 Of W 819.8 Of Frl S 170 Ft & Ex Tr Sec 30
 Value of Land \$100,000.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$805.12 - PAID
 2nd Installment \$805.12 - UNPAID
 Duplicate No. 1955323 PIN No. 02-15-30-300-001.000-045
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.

8. Taxes of 2015 due and payable in 2016 (Parcel 3)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: W 1/2 W 1/2 Nw 1/4 Sec 30
 Value of Land \$76,100.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$612.70 - PAID
 2nd Installment \$612.70 - UNPAID
 Duplicate No. 1955314 PIN No. 02-15-30-100-001.000-045
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.
9. In Re: Drain No. 0928650 - Lomont Drain Periodic Maintenance (Parcel 4)
 Description: Se1/4 Sw1/4 Ex W100 Of E551.9 Of S350 Ft Sec 24
 In Name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Assessed In The Amount of \$19.12
 1st Installment \$19.12 - PAID
 2nd Installment \$NONE
 Duplicate No. 1954346 PIN No. 02-14-24-300-013.000-046
 2016 DITCH MAINTENANCE RECORD
 Title Company Note: For periodic maintenance provisions see Indiana Code 36-9-27-38 to 42 inclusive;
 36-9-27-87
10. Taxes of 2015 due and payable in 2016 (Parcel 4)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: Se1/4 Sw1/4 Ex W100 Of E551.9 Of S350 Ft Sec 24
 Value of Land \$81,100.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$678.10 -PAID
 2nd Installment \$678.10 - UNPAID
 Duplicate No. 1954346 PIN No. 02-14-24-300-013.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.
11. Taxes of 2015 due and payable in 2016 (Parcel 5)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: E1/2 Se1/4 S Of Rd Ex Pt To State & Ex 3.101ac Tr S Of U.s. 30 Sec 25
 Value of Land \$52,800.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$441.48 - PAID
 2nd Installment \$441.48 - UNPAID
 Duplicate No. 1954414 PIN No. 02-14-25-400-015.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.

12. Taxes of 2015 due and payable in 2016 (Parcel 6)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: W 21 Of E 35a Mid Pt E1/2 E1/2 Pt To State Sec 26
 Value of Land \$42,100.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$352.01 - PAID
 2nd Installment \$352.01 - UNPAID
 Duplicate No. 1954452 PIN No. 02-14-26-400-007.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.
13. Taxes of 2015 due and payable in 2016 (Parcel 6)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: 7a W Of E 7a Mid Pt E1/2 E1/2 Ex Pt To State Sec 26
 Value of Land \$11,800.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$98.66 - PAID
 2nd Installment \$98.66 - UNPAID
 Duplicate No. 1954453 PIN No. 02-14-26-400-008.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.
14. Taxes of 2015 due and payable in 2016 (Parcel 6)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: E 7a Of Mid Pt Of E1/2 E1/2 24 3/4 Ch S Of N 30 Ch E1/2 E1/2 & Rd Ex Pt To State Sec 26
 Value of Land \$11,700.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$97.82 - PAID
 2nd Installment \$97.82 - UNPAID
 Duplicate No. 1954454 PIN No. 02-14-26-400-009.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.
15. In Re: Drain No. 1301080 - August Martin Drain Periodic Maintenance (Parcel 6)
 Description: N29.75 a Ne1/4 Ne1/4 Ex E11Ft & Ex N 193.3 Of W 169 Of E180ft & Ex W 460 Of E 640 Of N 215
 Ft Sec 26
 In Name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Assessed In The Amount of \$13.36
 1st Installment \$13.36 - PAID
 2nd Installment \$NONE
 Duplicate No. 1954430 PIN No. 02-14-26-200-002.000-046
 2016 DITCH MAINTENANCE RECORD
 Title Company Note: For periodic maintenance provisions see Indiana Code 36-9-27-38 to 42 inclusive;
 36-9-27-87

16. Taxes of 2015 due and payable in 2016 (Parcel 6)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: N29.75 a Ne1/4 Ne1/4 Ex E11Ft & Ex N 193.3 Of W 169 Of E180ft & Ex W 460 Of E 640 Of N 215 Ft Sec 26
 Value of Land \$57,700.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$482.44 - PAID
 2nd Installment \$482.44 - UNPAID
 Duplicate No. 1954430 PIN No. 02-14-26-200-002.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.
17. Taxes of 2015 due and payable in 2016 (Parcel 6)
 In name of: Kelly JEanne J L/Est & Jeanne Kelly Farms LLC
 Description: E Side N 15ch Ne1/4 Ne1/4 Sec 26
 Value of Land \$500.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$4.18 - PAID
 2nd Installment \$4.18 - UNPAID
 Duplicate No. 1954433 PIN No. 02-14-26-200-005.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.
18. Taxes of 2015 due and payable in 2016 (Parcel 6)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: 15 Ch S Of N 15 Ch E1/2 Ne1/4 Ex Pt To State Sec 26
 Value of Land \$35,200.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$294.32 - PAID
 2nd Installment \$294.32 - UNPAID
 Duplicate No. 1954434 PIN No. 02-14-26-200-006.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.
19. Taxes of 2015 due and payable in 2016 (Parcel 6)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: W 14 1/2 A Mid Pt E 1/2 E 1/2 Sec 26
 Value of Land \$30,800.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$257.53 - PAID
 2nd Installment \$257.53 - UNPAID
 Duplicate No. 1954451 PIN No. 02-14-26-400-006.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.

20. In Re: Drain No. 1301080 - August Martin Drain Periodic Maintenance (Parcel 7)
 Description: Nw1/4 Ne1/4 Ex Pt To State & Ex Pt Sw Of U.s. 30 Sec 26
 In Name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Assessed In The Amount of \$10.00
 1st Installment \$10.00 - PAID
 2nd Installment \$NONE
 Duplicate No. 1954429 PIN No. 02-14-26-200-001.000-046
 2016 DITCH MAINTENANCE RECORD
 Title Company Note: For periodic maintenance provisions see Indiana Code 36-9-27-38 to 42 inclusive;
 36-9-27-87
21. Taxes of 2015 due and payable in 2016 (Parcel 7)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: Nw1/4 Ne1/4 Ex Pt To State & Ex Pt Sw Of U.s. 30 Sec 26
 Value of Land \$64,000.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$535.12 - PAID
 2nd Installment \$535.12 - UNPAID
 Duplicate No. 1954429 PIN No. 02-14-26-200-001.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.
22. In Re: Drain No. 1301080 - August Martin Drain Periodic Maintenance (Parcel 8)
 Description: 16.85ch S Of V W Rd Ex W17 L Nw 1/4 & Pt Old Ft W V W Rd & Ex 1ac Se Pt Sec 25
 In Name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Assessed In The Amount of \$5.00
 1st Installment \$5.00 - PAID
 2nd Installment \$NONE
 Duplicate No. 1954361 PIN No. 02-14-25-101-006.000-046
 2016 DITCH MAINTENANCE RECORD
 Title Company Note: For periodic maintenance provisions see Indiana Code 36-9-27-38 to 42 inclusive;
 36-9-27-87
23. Taxes of 2015 due and payable in 2016 (Parcel 8)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: 16.85ch S Of V W Rd Ex W17 L Nw 1/4 & Pt Old Ft W V W Rd & Ex 1ac Se Pt Sec 25
 Value of Land \$18,100.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$151.34 - PAID
 2nd Installment \$151.34 - UNPAID
 Duplicate No. 1954361 PIN No. 02-14-25-101-006.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.

24. Taxes of 2015 due and payable in 2016 (Parcel 8)
In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
Description: Ne 1/4 Nw 1/4 Sec 25
Value of Land \$83,200.00 Value of Improvements \$NONE
Mortgage Exemption \$NONE Homestead Deduction \$NONE
Homestead Supplemental \$NONE
1st Installment \$695.66 - PAID
2nd Installment \$695.66 - UNPAID
Duplicate No. 1954373 PIN No. 02-14-25-126-001.000-046
Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.
25. In Re: Drain No. 1301080 - August Martin Drain Periodic Maintenance (Parcel 8)
Description: Mid Pt W1/2 Nw1/4 Ex Rr Sec 25
In Name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
Assessed In The Amount of \$5.00
1st Installment \$5.00 - PAID
2nd Installment \$NONE
Duplicate No. 1954374 PIN No. 02-14-25-151-001.000-046
2016 DITCH MAINTENANCE RECORD
Title Company Note: For periodic maintenance provisions see Indiana Code 36-9-27-38 to 42 inclusive;
36-9-27-87
26. Taxes of 2015 due and payable in 2016 (Parcel 8)
In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
Description: Mid Pt W1/2 Nw1/4 Ex Rr Sec 25
Value of Land \$62,200.00 Value of Improvements \$26,000.00
Mortgage Exemption \$NONE Homestead Deduction \$NONE
Homestead Supplemental \$NONE
1st Installment \$737.46 - PAID
2nd Installment \$737.46 - PAID
Duplicate No. 1954374 PIN No. 02-14-25-151-001.000-046
Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.

NOTE: The tax parcel information shown above includes additional real estate than what is described in Schedule A

27. Taxes of 2015 due and payable in 2016 (Parcel 8)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: S 22.18a W 1/2 Nw 1/4 W Of Rr Ex Pt To State Sec 25
 Value of Land \$58,700.00 Value of Improvements \$338,400.00
 Mortgage Exemption \$NONE Homestead Deduction \$45,000.00
 Homestead Supplemental \$60,830.00
 1st Installment \$2,368.89 - PAID
 2nd Installment \$2,368.89 - \$2,208.56 PAID - Still owe \$160.00
 Duplicate No. 1954375 PIN No. 02-14-25-151-003.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.

NOTE: The tax parcel information shown above includes additional real estate than what is described in Schedule A.

28. Taxes of 2015 due and payable in 2016 (Parcel 8)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: N 22 A Of S 44a Nw 1/4 E Of Old Ft W V W Rd Sec 25
 Value of Land \$47,500.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$397.16 - PAID
 2nd Installment \$397.16 - UNPAID
 Duplicate No. 1954376 PIN No. 02-14-25-176-001.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.
29. Taxes of 2015 due and payable in 2016 (Parcel 8)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: S 22 On Nw 1/4 E Of Okd Ft Wayne Van Wert Rd Sec 25
 Value of Land \$47,100.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$393.82 - PAID
 2nd Installment \$393.82 - UNPAID
 Duplicate No. 1954377 PIN No. 02-14-25-176-002.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.

30. Taxes of 2015 due and payable in 2016 (Parcel 9)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: Nw1/4 Sw1/4 Ex Pt To State Sec 25
 Value of Land \$69,300.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$579.44 - PAID
 2nd Installment \$579.44 - UNPAID
 Duplicate No. 1954380 PIN No. 02-14-25-301-001.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.
31. Taxes of 2015 due and payable in 2016 (Parcel 9)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: Ne1/4 Sw1/4 Ex Pt To State Sec 25
 Value of Land \$63,600.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$531.78 - PAID
 2nd Installment \$531.78 - UNPAID
 Duplicate No. 1954381 PIN No. 02-14-25-327-001.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.
32. TITLE COMPANY NOTE: the Allen County GIS map system discloses an abandoned interurban railway that runs through the above described tax parcel. The PIN number for the railway parcel is 02-14-25-327-002.000-000. This parcel appears to had been assigned the PIN number, however no tax assessment information is available for the PIN number but appears to be assessed under PIN number 02-14-25-327-001.000-046.
33. Taxes of 2015 due and payable in 2016 (Parcel 10)
 In name of: Kelly Jeanne J L/Est & Jeanne Kelly Farms LLC
 Description: E1/2 Se1/4 Ex W 439.08 Of E 776.11 Ft Of S 209.43 Ft Sec 7
 Value of Land \$155,400.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$1,251.16 - PAID
 2nd Installment \$1,251.16 - UNPAID
 Duplicate No. 1954931 PIN No. 02-15-07-400-002.000-045
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.

34. In Re: Drain No. 0928650 - Lomont Drain Periodic Maintenance (Parcel 11)
 Description: Se1/4 Se1/4 Sec 24
 In Name of: Jeanne Kelly Farms LLC
 Assessed In The Amount of \$24.79
 1st Installment \$24.79 - PAID
 2nd Installment \$NONE
 Duplicate No. 1954356 PIN No. 02-14-24-400-009.000-046
 2016 DITCH MAINTENANCE RECORD
 Title Company Note: For periodic maintenance provisions see Indiana Code 36-9-27-38 to 42 inclusive;
 36-9-27-87
35. Taxes of 2015 due and payable in 2016 (Parcel 11)
 In name of: Jeanne Kelly Farms LLC
 Description: Se1/4 Se1/4 Sec 24
 Value of Land \$85,400.00 Value of Improvements \$NONE
 Mortgage Exemption \$NONE Homestead Deduction \$NONE
 Homestead Supplemental \$NONE
 1st Installment \$714.05 - PAID
 2nd Installment \$714.05 - UNPAID
 Duplicate No. 1954356 PIN No. 02-14-24-400-009.000-046
 Taxes of 2016 payable in 2017 are a lien but not yet computed and not yet due and payable.
36. Utility Easement granted to Indiana & Michigan Electric Company over a portion of insured real estate by instrument recorded January 27, 1941 as Deed Record 366, page 508. (Parcel 1)
37. Utility Easement granted to Twin Branch Power Company over a portion of insured real estate by instrument recorded November 7, 1924 as Deed Record 292, pages 73-74; as modified by Supplemental Easement and Right of Way by and between Jeanne Kelly Farms, LLC and Indiana Michigan Power being a unit of American Electric Power, recorded June 10, 2016 as Document Number 2016029519 and the terms and provisions thereof. (Parcel 5)
38. Easement reserved for the benefit of Parcel 5 in Warranty Deed as recorded on December 21, 1999 as Document Number 990092510. (Parcel 5)
39. Roadway and right to use roadway and lane as set out in Deed Record 163, pages 477-478, Deed Record 176, pages 62-63, Deed Record 218, page 542, Deed Record 229, pages 304-305 and Deed Record 385, pages 473-474. (Parcel 6)
40. Terms and Provisions as set out in Warranty Deed dated September 23, 1902 and recorded October 21, 1902 as Deed Record 170, pages 112-116. (Parcels 8 & 9)

41. TITLE COMPANY NOTE: The Allen County GIS map system discloses an abandoned interurban railway that runs through Parcel 9 of described real estate. The Legal Description for Parcel 9 includes the area of the abandoned interurban railway. It appears said railway has been vacated and may have reverted back to the owners, but Title Company was unable to locate a deed back to the owners for said strip and may need to be excluded from the description for Parcel 9.
42. Easement reserved to Bernard P. Shearon and Katherine M. Shearon, his wife in Quit-Claim Deed recorded February 28, 1935 in Deed Record 345, pages 343-345, assigned by Assignment of Easement to Indiana & Michigan Electric Company recorded January 8, 1951 in Deed Record 437, pages 295-296; further assigned by Assignment of Easement to Northern Indiana Public Service Company recorded March 24, 1959 in Deed Record 551, pages 368-373. (Parcel 8)
43. Right of Way Grant granted to the State of Indiana dated June 8, 1936 and recorded January 8, 1964 in Right of Way Grant 2, pages 83-84. (Parcel 1)
44. Right of Way Grant granted to the State of Indiana dated March 5, 1935 and recorded December 17, 1963 in Right of Way Grant 1, pages 753-754. (Parcel 8)
45. Right of Way Grant granted to the State of Indiana dated February 27, 1935 and recorded December 17, 1963 in Right of Way Grant 1, pages 757-758. (Parcel 8)
46. Right of Way Grant granted to the State of Indiana dated April 15, 1935 and recorded December 17, 1963 in Right of Way Grant 1, pages 759-760. (Parcel 8)
47. Right of Way Grant granted to the State of Indiana dated March 18, 1935 and recorded December 17, 1963 in Right of Way Grant 1, pages 767-768. (Parcels 2 & 8)
48. Any limitation of access to and from the land across the limited access right of way line of U.S. 30, Sampson Road, Ternet Road, and Snyder Road abutting the property, as established by instrument recorded July 7, 1976 as Document Number 76-16030. (Parcels 5, 6, 7, & 9)
49. Lack of access to the portion of Parcel 5 lying South of the former right of way of the Fort Wayne and Eastern Railway, now owned by RMR Farms, Inc. by virtue of Quitclaim Deed recorded December 9, 1998 as Document Number 980087339. (Parcel 5)
50. Rights of tenants under unrecorded leases.
51. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
52. Right of Way for drainage, flow and maintenance of Schumacher Drain as set forth in IC 36-9-27-33. (Parcel 1)
53. Right of Way for drainage, flow and maintenance of Grabner Ditch as set forth in IC 36-9-27-33. (Parcels 2 & 3)

54. Right of Way for drainage, flow and maintenance of Gromeaux Ditch as set forth in IC 36-9-27-33. (Parcel 4)
55. Right of Way for drainage, flow and maintenance of Gladieux Ditch as set forth in IC 36-9-27-33. (Parcels 6 & 7)
56. Right of Way for drainage, flow and maintenance of Townsend Caleb Ditch as set forth in IC 36-9-27-33. (Parcels 6 & 9)
57. Right of Way for drainage, flow and maintenance of Yoquelet Ditch as set forth in IC 36-9-27-33. (Parcel 11)
58. Rights of the public, State of Indiana, County and Municipality in and to that part of the land taken or used for road purposes.
59. The acreage indicated in the legal description is solely for the purpose of identifying the said tract of land and should not be construed as insuring the quantity of land.

End of Schedule B - Section II



First American Title[™]

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment

FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be affixed by its duly authorized officers on the date shown in Schedule A.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

(This Commitment is valid only when Schedules A and B are attached)

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued may contain an arbitration clause. When the dollar Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.*



PHOTOS



TRACTS 1-3



TRACTS 1-3



TRACT 4



TRACTS 5 & 6



TRACTS 5 & 6



TRACTS 5 & 6



TRACTS 7-9



TRACTS 7-9



TRACT 10



TRACTS 11 & 12



TRACT 13



TRACT 14



TRACT 15



TRACT 16



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