

MAJOR LAND AUCTION

Whitley & Allen Counties, Indiana

- Productive Tillable Land
- Wooded Land and Pasture
- Great Schools
- 3 Homes
- Great Locations / Potential Development



315⁺
Acres
16 TRACTS • 6 PROPERTIES



INFORMATION BOOKLET



SCHRADER 800.451.2709
Real Estate and Auction Company, Inc. SchraderAuction.com

WEDNESDAY, DECEMBER 6 • 6:00 PM

held at The Home & Family Arts Building at the Allen County Fairgrounds, 2726 Carroll Road, Fort Wayne

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.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNER: Clifford Family

Auction Company: Schrader Real Estate and Auction Company, Inc.



SCHRADER REAL ESTATE & AUCTION COMPANY, INC.

P.O. Box 508, 950 N. Liberty Drive, Columbia City, IN 46725

260-244-7606 • 800-451-2709

www.SchraderAuction.com

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An aerial photograph of a rural farmstead during autumn. In the foreground, a large field of golden-brown corn is visible on the left. A white fence runs along the edge of the cornfield. To the right of the fence is a large green lawn. In the center of the lawn is a white barn with a grey roof. To the right of the barn is a white house with a brown roof. Several trees with yellow and orange autumn foliage are scattered around the house and barn. A red car is parked on a paved road in the bottom right corner. The background shows a vast landscape with more fields, trees, and a small body of water under a blue sky with light clouds.

REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, DECEMBER 6, 2017

315 ACRES – WHITLEY & ALLEN COUNTIES, INDIANA

For pre-registration, 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 Wednesday, November 29, 2017.
Otherwise, registration available onsite prior to the auction.

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
315± Acres • Whitley & Allen Counties, Indiana
Wednesday, December 6, 2017

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 Wednesday, December 6, 2017 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 via wire transfer on the next business day 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 is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number 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, Wednesday, November 29, 2017**. 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

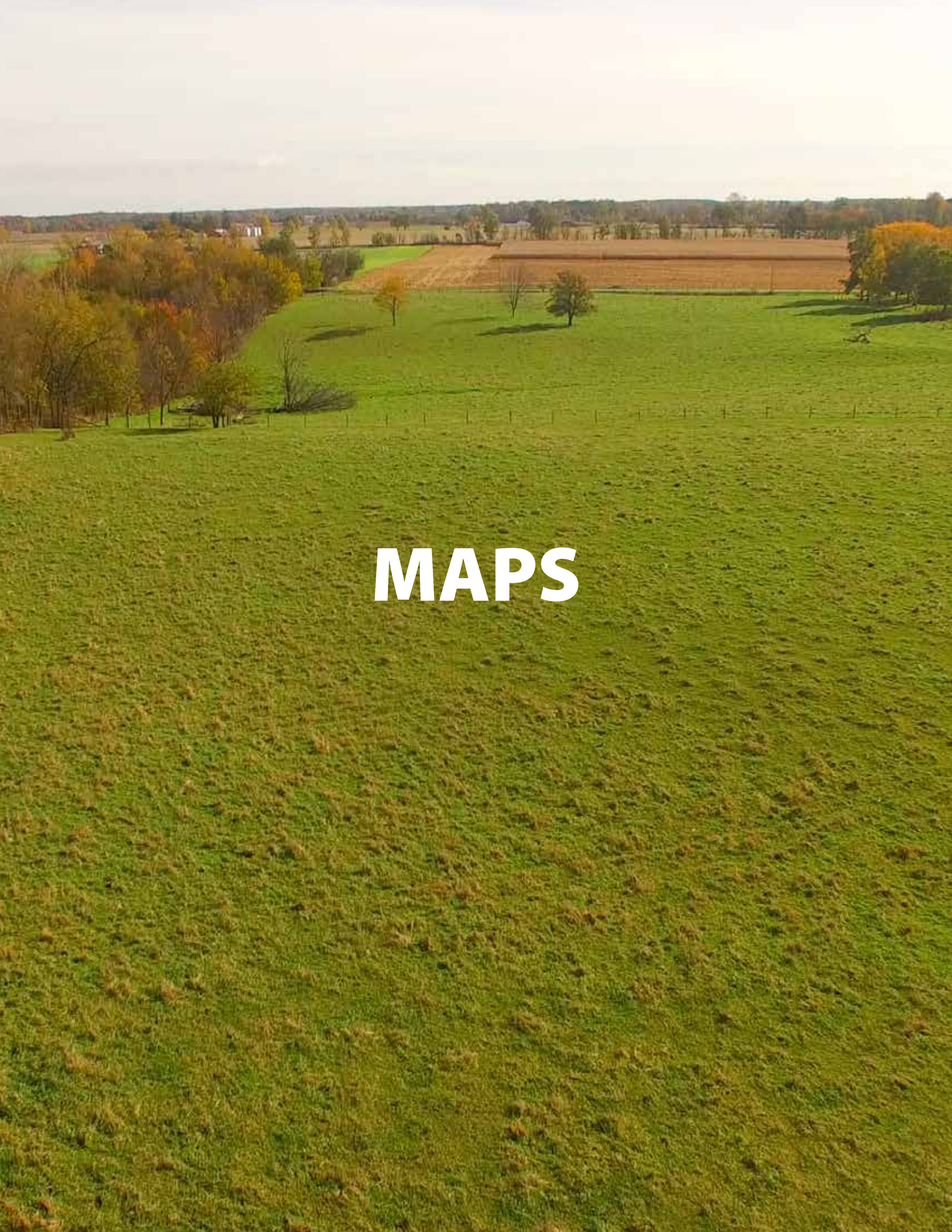
Printed Name

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:

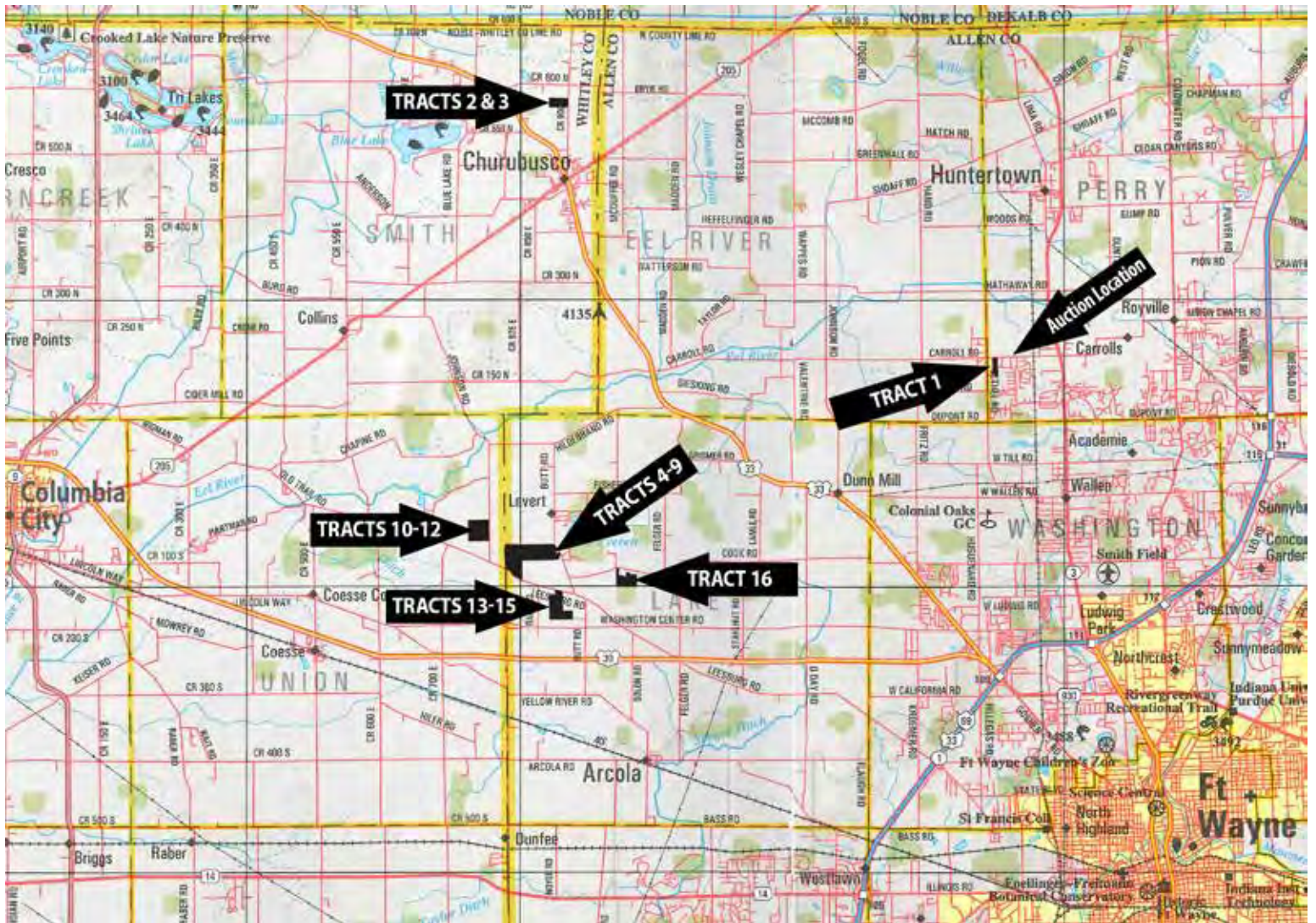
E-mail address of registered bidder: _____

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



AUCTION LOCATION:

The Home & Family Arts Building at the Allen County Fairgrounds, 2726 Carroll Rd., Fort Wayne, IN 46818

PROPERTY LOCATIONS:

TRACT 1: From the intersection of Lima Road (US 3) and Carroll Road (just south of Huntertown) travel west on Carroll Road 1-3/4 miles to the property.

TRACTS 2&3: From the 5-points intersection of SR 205 and US 33 in Churubusco, travel north on Line Street (CR 900E) 1 mile to the property.

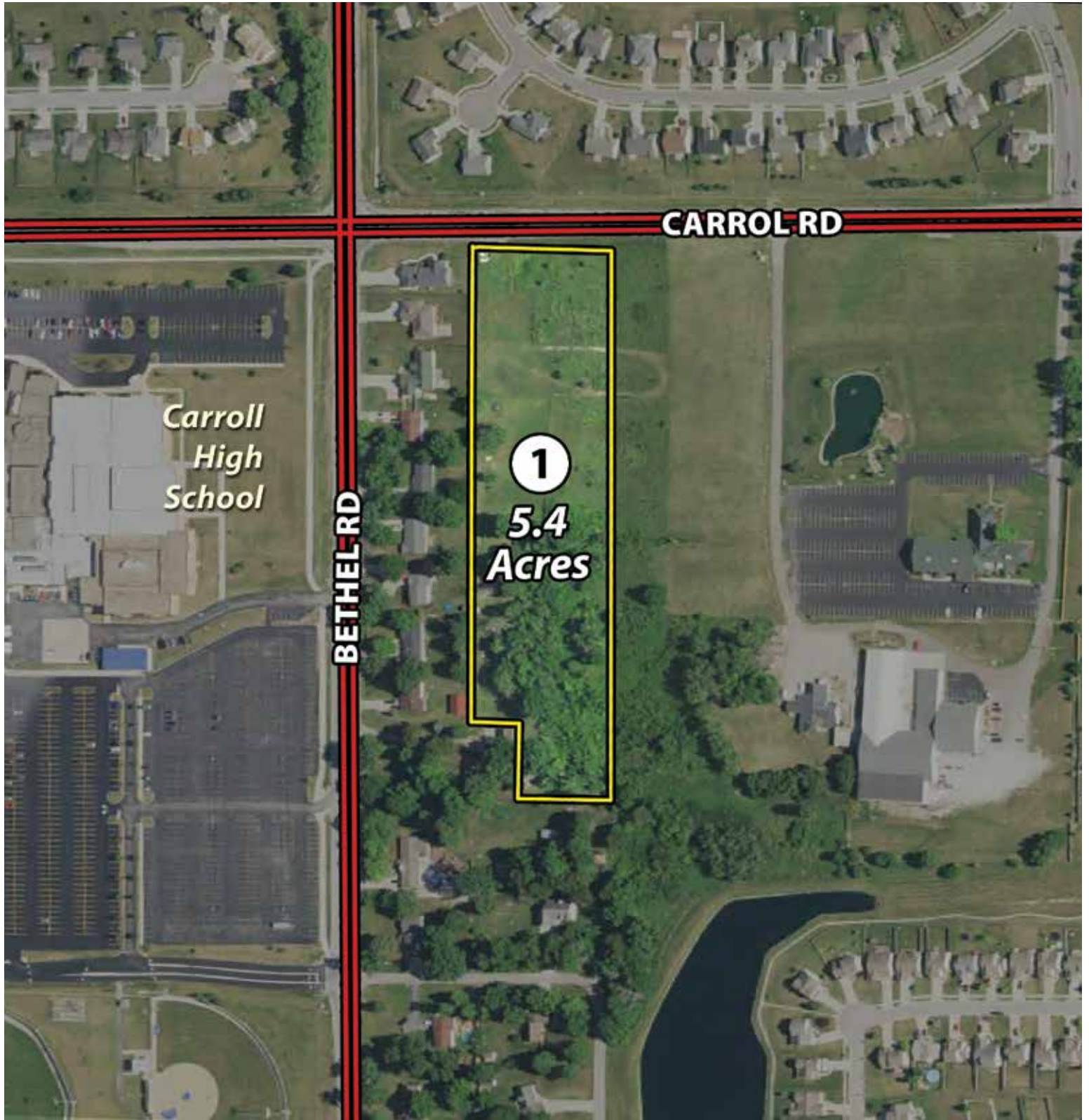
TRACTS 4-9: From the intersection of US 30 and the Allen/Whitley County Line Rd., travel north on County Line Rd. 1-1/3 miles to the property.

TRACTS 10-12: From the intersection at Old Trail Rd. and Johnson Rd., just ¼ mile west of the Allen/Whitley line, travel north on Johnson Road ¼ mile to the property.

TRACTS 13-15: From the intersection of Butt Road and US 30 in Allen County, travel north on Butt Road 2/3 mile to the property.

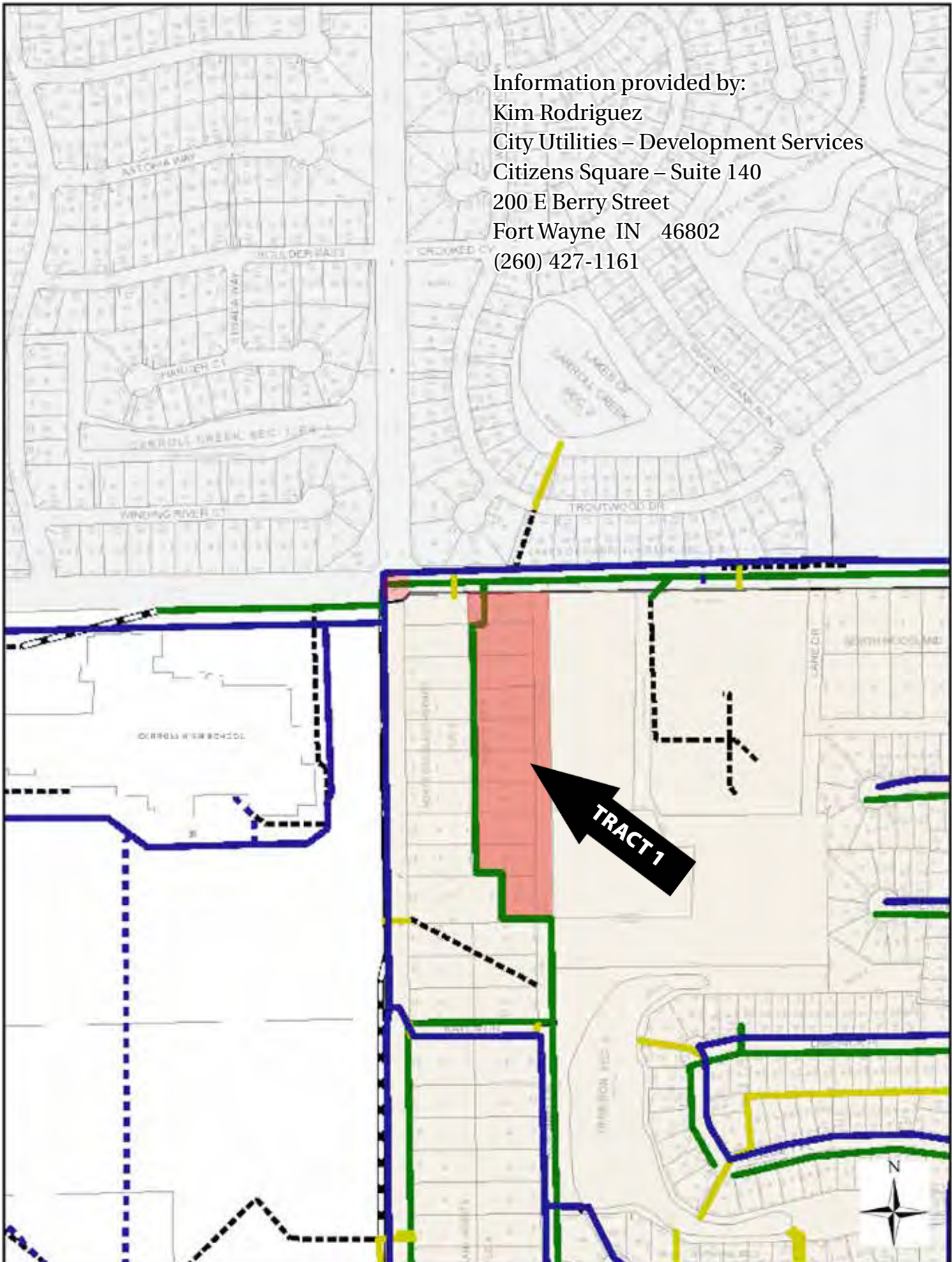
TRACT 16: From the intersection of Felger Road and US 30, travel north on Felger Road 1-1/3 miles to Cook Road, turn west on Cook Road and travel 1 mile to the property.

TRACT MAP - Tract 1



TRACT 1 Water & Sewer Map

Information provided by:
Kim Rodriguez
City Utilities – Development Services
Citizens Square – Suite 140
200 E Berry Street
Fort Wayne IN 46802
(260) 427-1161



Water:

The water main is located on the north side of Carroll Road and a 1” tap (normal for residential) would cost \$1,129.00. For the fee, City Utilities would come out and tap the main and bring a line over to the property line of this property and set a curb box. It would then be the owners responsibility to have their plumber or contractor take the service from the curb box to the home.

Sewer:

The cost to connect to City Utilities Sanitary would be \$2,075.00.

Information provided by:

Kim Rodriguez

City Utilities – Development Services

Citizens Square – Suite 140

200 E Berry Street

Fort Wayne IN 46802

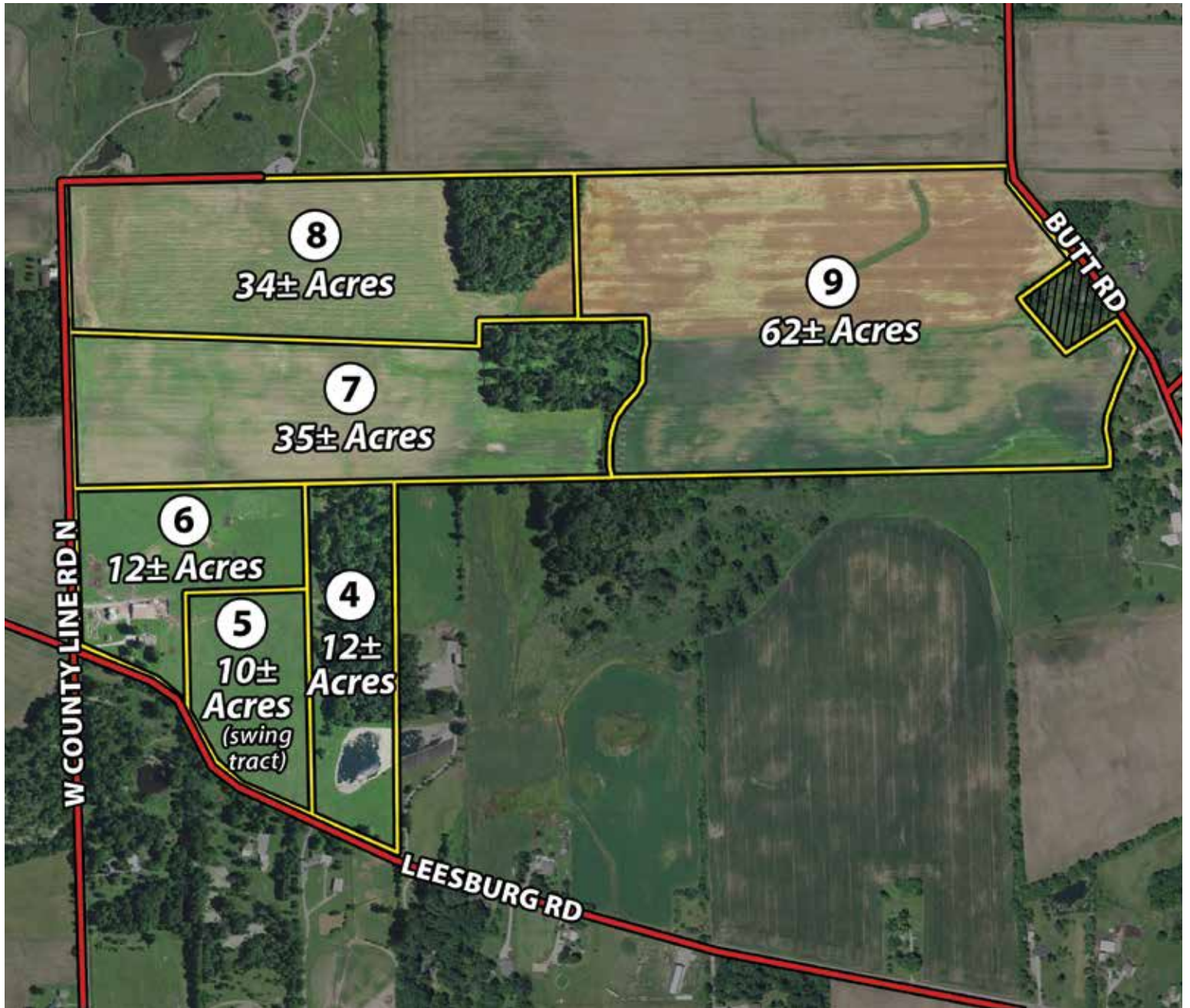
(260) 427-1161



TRACT MAP - Tracts 2 & 3



TRACT MAP - Tracts 4 - 9



TRACT MAP - Tracts 10 - 12



TRACT MAP - Tracts 13 - 15

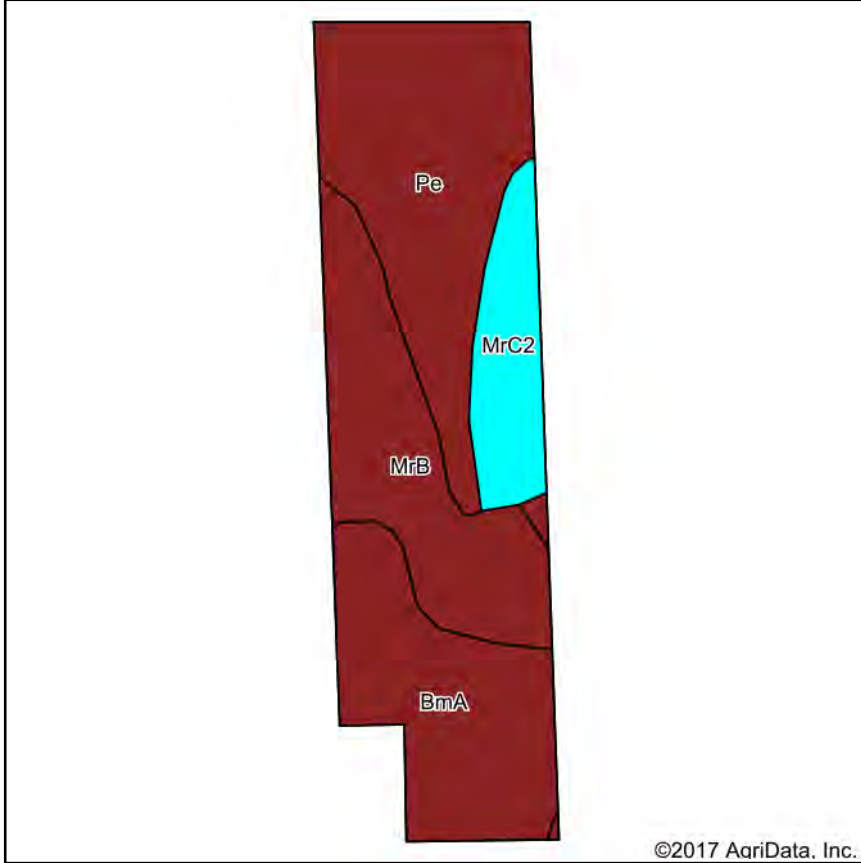


TRACT MAP - Tract 16



SOIL MAP - Tract 1

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Allen**
 Location: **31-32N-12E**
 Township: **Perry**
 Acres: **5.87**
 Date: **10/4/2017**



Area Symbol: IN003, Soil Area Version: 16

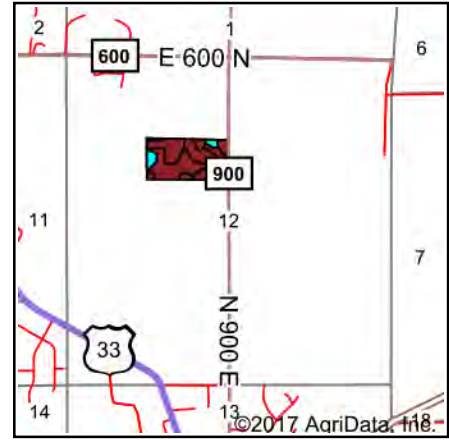
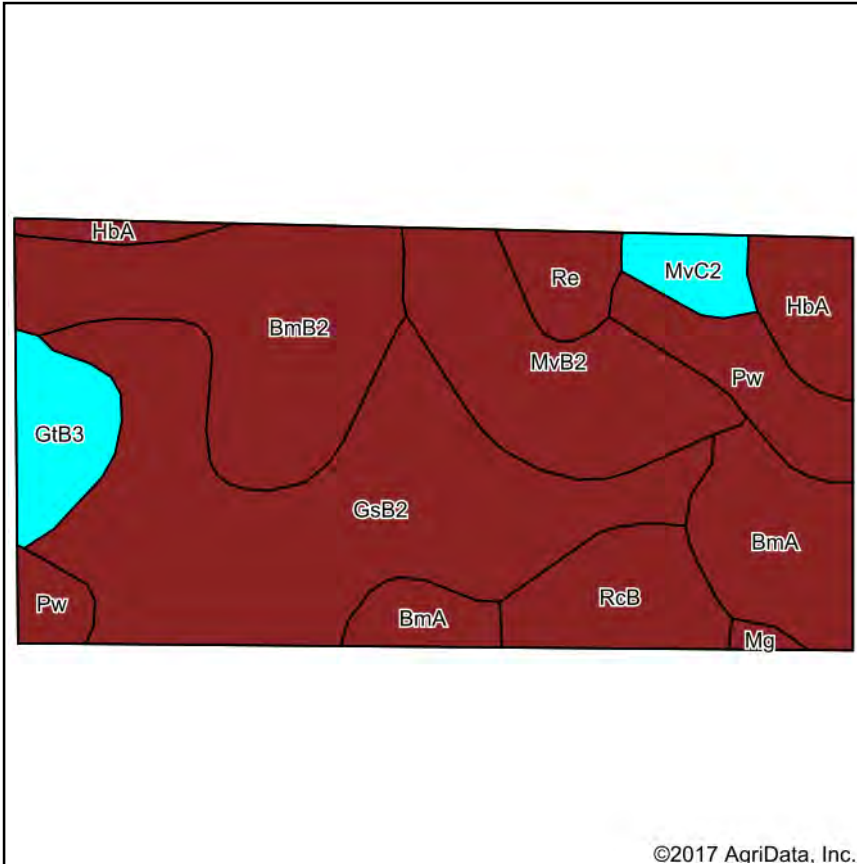
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Winter wheat	Grass legume hay	Pasture
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	2.05	34.9%		Ilw	157	47	64	5	
BmA	Blount silt loam, 0 to 2 percent slopes	1.58	26.9%		Ilw	141	46	63	5	
MrB	Glynwood silt loam, 2 to 6 percent slopes	1.55	26.4%		Ile	133	46	60	4	
MrC2	Morley silt loam, 6 to 12 percent slopes, moderately eroded	0.69	11.8%		Ille	115	40	52	4	8
Weighted Average						141.4	45.6	61.3	4.6	0.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOIL MAP - Tracts 2 & 3

Soils Map



State: **Indiana**
 County: **Whitley**
 Location: **12-32N-10E**
 Township: **Smith**
 Acres: **19.71**
 Date: **10/4/2017**



Soils data provided by USDA and NRCS.

Area Symbol: IN183, Soil Area Version: 19

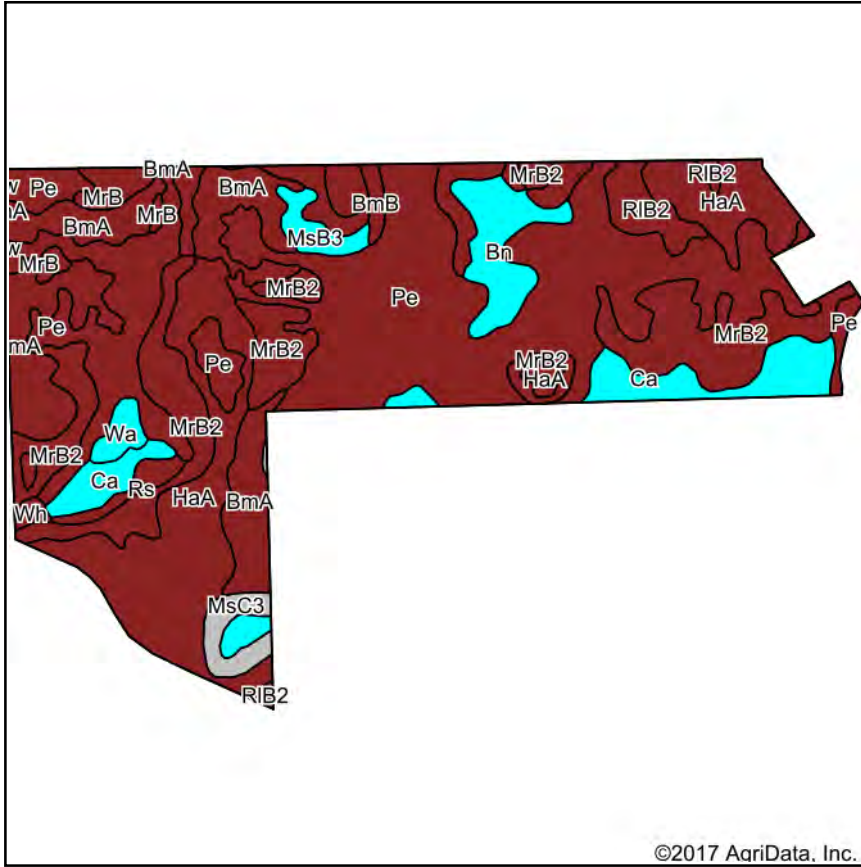
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Winter wheat	Grass legume hay	Pasture
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	6.25	31.7%		Ile	128	41	56	4	
BmB2	Blount silt loam, 1 to 4 percent slopes, eroded	3.35	17.0%		Ile	136	44	61	5	
MvB2	Morley loam, 3 to 6 percent slopes, eroded	2.48	12.6%		Ile	119	42	53	4	8
BmA	Blount silt loam, 0 to 2 percent slopes	2.01	10.2%		Ilw	141	46	63	5	
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	1.38	7.0%		Ilw	157	47	64	5	
RcB	Rawson sandy loam, 2 to 6 percent slopes	1.22	6.2%		Ile	126	44	57	4	8
HbA	Haskins loam, 0 to 3 percent slopes	0.98	5.0%		Ilw	140	46	63	4	9
GtB3	Glynwood clay loam, 2 to 6 percent slopes, severely eroded	0.90	4.6%		Ille	119	40	53	4	
Re	Rensselaer loam	0.56	2.8%		Ilw	172	48	69	6	12
MvC2	Morley loam, 6 to 12 percent slopes, eroded	0.49	2.5%		Ille	115	40	52	4	8
Mg	Mermill loam	0.09	0.5%		Ilw	170	49	68	6	11
Weighted Average						132.8	43.2	58.3	4.4	2.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

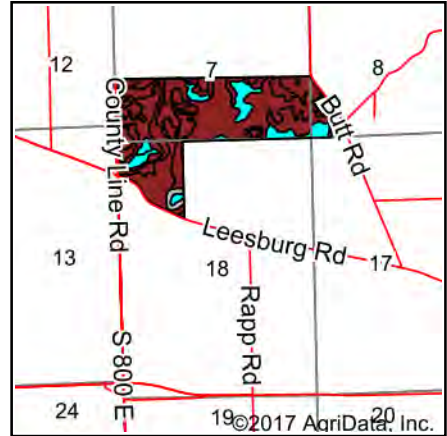
Soils data provided by USDA and NRCS.

SOIL MAP - Tracts 4 - 9

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Allen**
 Location: **18-31N-11E**
 Township: **Lake**
 Acres: **164.73**
 Date: **10/4/2017**



Area Symbol: IN003, Soil Area Version: 16

Area Symbol: IN183, Soil Area Version: 19

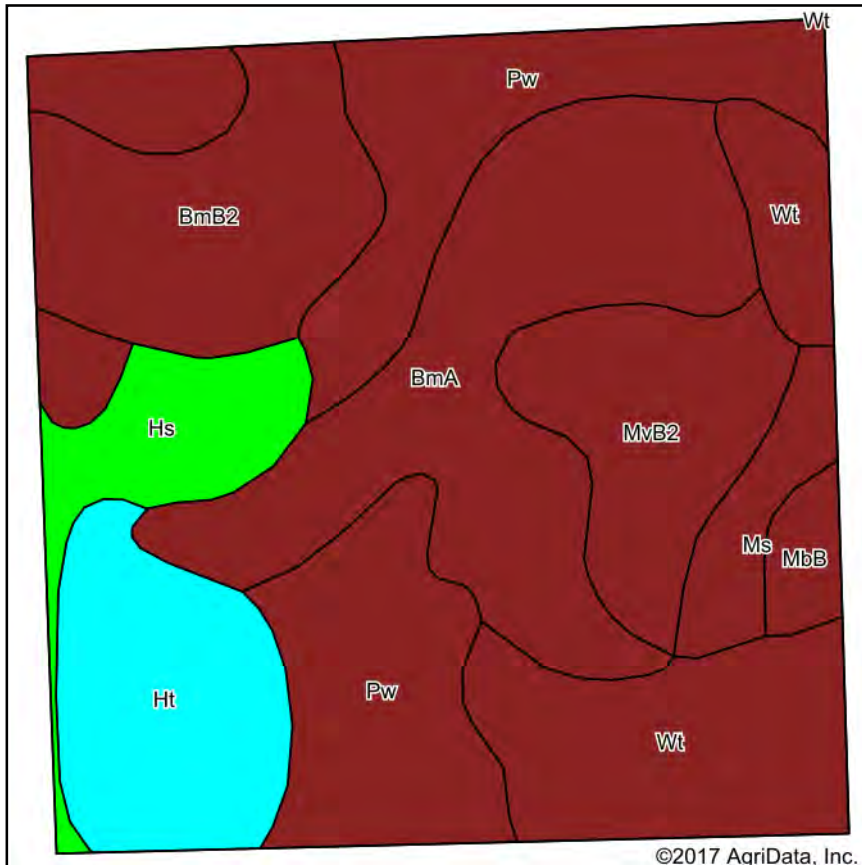
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Winter wheat	Grass legume hay	Pasture
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	58.77	35.7%		Ilw	157	47	64		5
HaA	Haskins loam, 0 to 2 percent slopes	27.61	16.8%		Ilw	140	46	63		9
MrB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	25.02	15.2%		Ile	128	44	57		4
BmA	Blount silt loam, 0 to 2 percent slopes	20.79	12.6%		Ilw	141	46	63		5
Ca	Houghton muck, drained, 0 to 1 percent slopes	9.57	5.8%		Illw	159	42	64		11
Bn	Bono mucky silty clay	5.52	3.4%		Illw	155	42	62		10
MrB	Glynwood silt loam, 2 to 6 percent slopes	5.39	3.3%		Ile	133	46	60		4
RIB2	Rawson loam, 2 to 6 percent slopes, moderately eroded	3.45	2.1%		Ile	133	47	60		9
MsC3	Morley soils, 6 to 12 percent slopes, severely eroded	2.47	1.5%		IVe	105	37	47		7
MsB3	Glynwood clay loam, 2 to 6 percent slopes, severely eroded	1.97	1.2%		Ille	119	40	53		4
Rs	Rensselaer silty clay loam	1.40	0.8%		Ilw	175	49	70		12
Wa	Wallkill silt loam	1.37	0.8%		Illw	165	49	66		11
BmB	Blount silt loam, 2 to 6 percent slopes	0.80	0.5%		Ile	126	41	57		8
Wh	Washtenaw silt loam	0.52	0.3%		Ilw	165	49	66		11
BmA	Blount silt loam, 0 to 2 percent slopes	0.08	0.0%		Ilw	141	46	63		5
Weighted Average						145.3	45.5	62	4.6	

*c: Using Capabilities Class Dominant Condition Aggregation Method

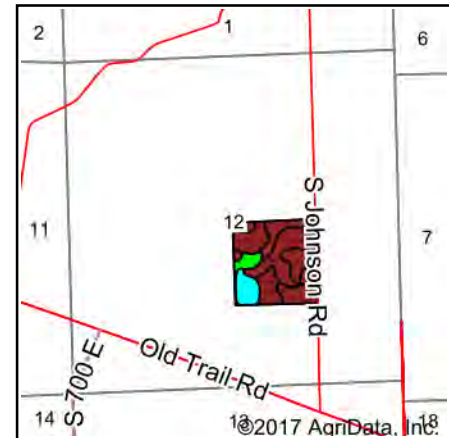
Soils data provided by USDA and NRCS.

SOIL MAP - Tracts 10 - 12

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Whitley**
 Location: **12-31N-10E**
 Township: **Union**
 Acres: **40.96**
 Date: **10/4/2017**



Area Symbol: IN183, Soil Area Version: 19

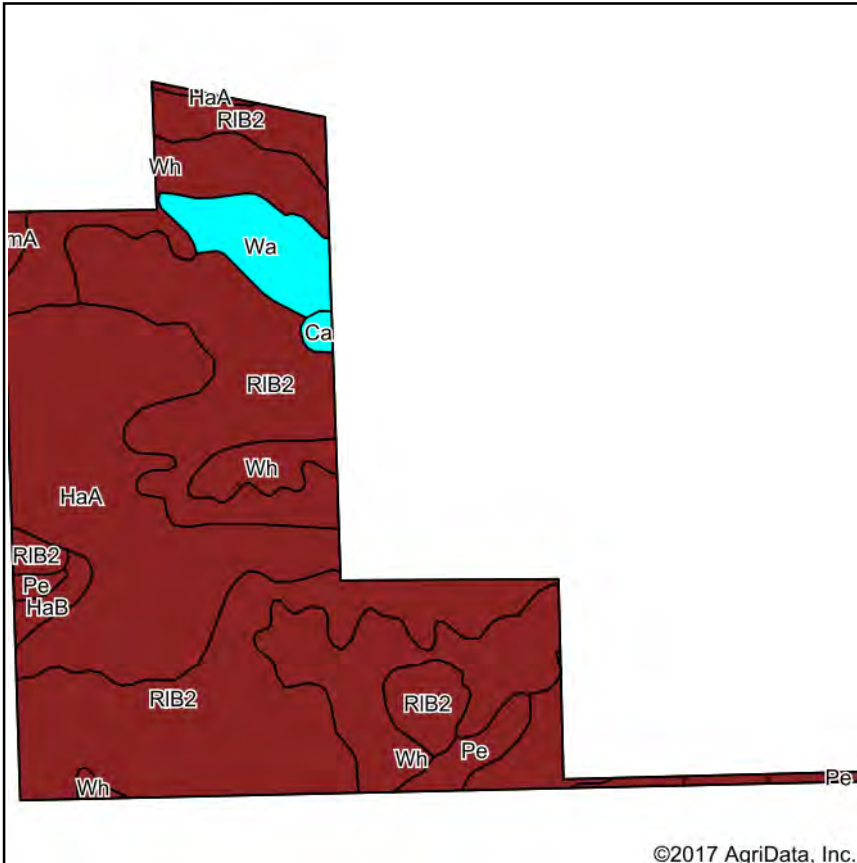
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Winter wheat	Grass legume hay	Pasture
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	9.91	24.2%		Ilw	157	47	64		5
BmA	Blount silt loam, 0 to 2 percent slopes	8.58	20.9%		Ilw	141	46	63		5
Wt	Whitaker loam	5.46	13.3%		Ilw	154	50	69		10
BmB2	Blount silt loam, 1 to 4 percent slopes, eroded	4.78	11.7%		Ile	136	44	61		5
Ht	Houghton muck, drained	4.15	10.1%		Illw	159	42	64		11
MvB2	Morley loam, 3 to 6 percent slopes, eroded	3.71	9.1%		Ile	119	42	53		8
Hs	Houghton muck, disintegration moraine, 0 to 2 percent slopes	2.35	5.7%		Vw					
Ms	Milford silty clay loam	1.34	3.3%		Ilw	160	44	64		11
MbB	Martinsville loam, 1 to 6 percent slopes	0.68	1.7%		Ile	130	46	66		9
Weighted Average						138.2	43.1	59.5	4.6	3.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

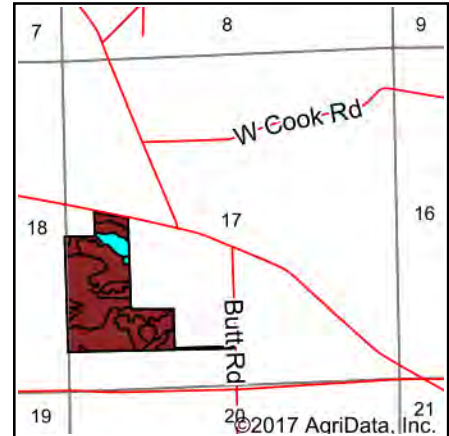
Soils data provided by USDA and NRCS.

SOIL MAP - Tracts 13 - 15

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Allen**
 Location: **17-31N-11E**
 Township: **Lake**
 Acres: **59.7**
 Date: **10/4/2017**



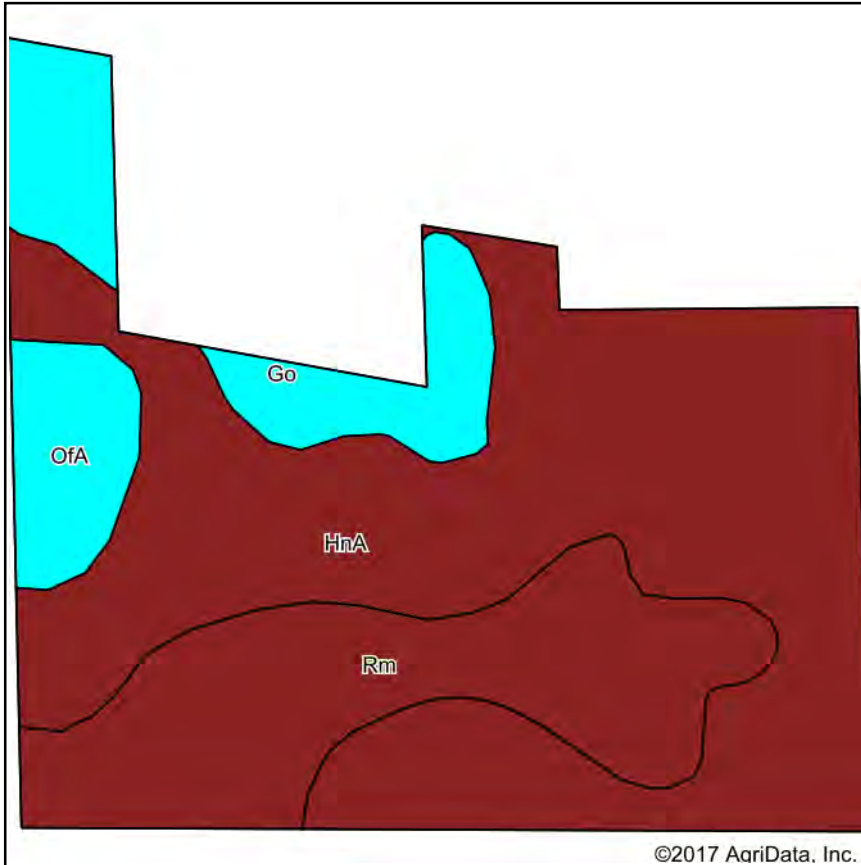
Area Symbol: IN003, Soil Area Version: 16										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	Winter wheat	Grass legume hay	Pasture
RIB2	Rawson loam, 2 to 6 percent slopes, moderately eroded	27.20	45.6%		Ile	133	47	60	5	9
HaA	Haskins loam, 0 to 2 percent slopes	15.51	26.0%		Ilw	140	46	63	4	9
Wh	Washtenaw silt loam	11.74	19.7%		Ilw	165	49	66	5	11
Wa	Walkill silt loam	2.70	4.5%		Illw	165	49	66	5	11
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	1.38	2.3%		Ilw	157	47	64	5	
HaB	Haskins loam, 2 to 6 percent slopes	0.63	1.1%		Ile	140	46	63	4	9
BmA	Blount silt loam, 0 to 2 percent slopes	0.29	0.5%		Ilw	141	46	63	5	
Ca	Houghton muck, drained, 0 to 1 percent slopes	0.25	0.4%		Illw	159	42	64	5	11
Weighted Average						143.3	47.2	62.4	4.7	9.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOIL MAP - Tract 16

Soils Map



©2017 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Allen**
 Location: **16-31N-11E**
 Township: **Lake**
 Acres: **25.7**
 Date: **10/4/2017**



Area Symbol: IN003, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat
HnA	Whitaker fine sandy loam, 0 to 2 percent slopes	15.20	59.1%		Ilw	4	135	9	44	61
Rm	Rensselaer loam	6.21	24.2%		Ilw	6	172	12	48	69
Go	Gilford fine sandy loam, till plain, 0 to 2 percent slopes	2.81	10.9%		Illw	5	146	10	33	59
OfA	Oshtemo fine sandy loam, loamy substratum, 0 to 2 percent slopes	1.48	5.8%		Ills	4	115	8	40	58
Weighted Average						4.6	144	9.8	43.5	62.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



FSA INFORMATION

Tract 1

USDA Farm 6206 Tract 12043
 Administered by: Whitley County, Indiana

Map prepared on: 3/21/2016
 0.52 Tract acres
 0.52 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:

- Restricted Use **TRS: 31N11E17**
- ▽ 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
5	0.52	U*	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.

Tract 1

INDIANA
WHITLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 6206
Prepared : Oct 26, 2017
Crop Year : 2018

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : EDWIN H CLIFFORD
Farms Associated with Operator : 18-183-1016, 18-183-1530, 18-183-2135, 18-183-5620, 18-183-5621, 18-183-5624, 18-183-6108, 18-183-6206, 18-183-6448, 18-003-9870, 18-003-10199
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
0.52	0.52	0.52	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	0.52	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
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NOTES

Tract Number : 12043

Description : A5/2B LAKE TWP SEC 17 WEST OF BUTT RD
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FREDRICK H CLIFFORD
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
0.52	0.52	0.52	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	0.52	0.00	0.00	0.00	0.00	

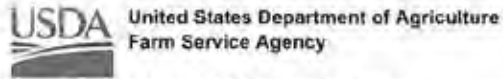
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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NOTES

Tract 1

INDIANA
WHITLEY
Form: FSA-156EZ



FARM : 6206
Prepared : Oct 26, 2017
Crop Year : 2018

Abbreviated 156 Farm Record

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Tracts 2 & 3

USDA Farm 1016 Tract 2178

Administered by: Whitley County, Indiana

Map prepared on: 6/2/2016
 20.85 Tract acres
 18.74 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:

- CRP
- CLU
- Restricted Use
- Limited Restrictions **Whitley Co., IN**
- 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

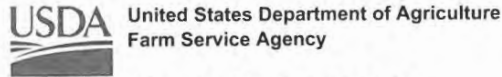


CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	10.3	H	2					Y
Crop:								
IUse:								
2	8.44	H	2					Y
Crop:								
IUse:								

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Tracts 2 & 3

INDIANA
WHITLEY
Form: FSA-156EZ



FARM : 1016
Prepared : Oct 26, 2017
Crop Year : 2018

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
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
20.85	18.74	18.74	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	18.74	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP

NOTES

Tract Number : 2178
Description : K3 /2B/T32N R10E/SEC12/SMITH TWP WHITLEY CO.
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : EDWIN H CLIFFORD
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
20.85	18.74	18.74	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	18.74	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield

NOTES

Tracts 2 & 3

INDIANA
WHITLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1016
Prepared : Oct 26, 2017
Crop Year : 2018

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Tracts 4 - 9

10000 10000 10000 10000 10000

Administered by: Whitley County, Indiana

Map prepared on: 5/21/2010
 167.21 Tract acres
 144.46 Cropland acres
 0 CRP acres

CRP
 CLU

Wetland Determination Identifiers:

- Restricted Use TRS: 31N11E7
- ▽ Limited Restrictions Allen Co., IN
- Exempt from Conservation Compliance Provisions



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



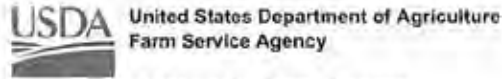
CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	27.73	N	2	GRP			Y
2	61.94	N	2	GRP			Y
3	11.18	N	2	GRP			Y
4	14.94	N	2	GRP			Y
5	28.67	N	2	GRP			Y

520 780 1,040 Feet

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Tracts 4 - 9

INDIANA
WHITLEY
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 5621
Prepared : Oct 26, 2017
Crop Year : 2018

Tract 10688 Continued ...

NOTES

Tract Number : 10689
Description : N7/ALLEN COUNTY SEC 7 LAKE TWP
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FREDRICK H CLIFFORD
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
60.70	60.70	60.70	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	60.70	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	6.10	0.00	0	62
Corn	24.00	0.00	0	118
Soybeans	20.80	0.00	0	44
TOTAL	50.90	0.00		

NOTES

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Tracts 10 - 12

USDA Farm 1530 Tract 2295

Map prepared on: 3/18/2016

Administered by: Whitley County, Indiana

CRP **TRS: 31N10E12**
 CLU **Whitley Co., IN**



40.3 Tract acres
 24.37 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	14.92	N	2					Y
2	9.45	N	2					Y



Farm 1530 Tract 2295

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Tracts 10 - 12

INDIANA
WHITLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1530
Prepared : Oct 26, 2017
Crop Year : 2018

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
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
40.30	24.37	24.37	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	24.37	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
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NOTES

Tract Number : 2295
Description : M6 /2B/T31N R10E/SEC12/UNION TWP WHITLEY CO.
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FREDRICK H CLIFFORD
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
40.30	24.37	24.37	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	24.37	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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NOTES

Tracts 10 - 12

INDIANA
WHITLEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1530
Prepared : Oct 26, 2017
Crop Year : 2018

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Tracts 13 - 15

USDA Farm 5621 Tract 10689

Map prepared on: 3/21/2016

Administered by: Whitley County, Indiana

CRP
CLU

TRS: 31N11E17
Allen Co., IN



60.7 Tract acres
60.7 Cropland acres
0 CRP acres

Wetland Determination Identifiers:

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

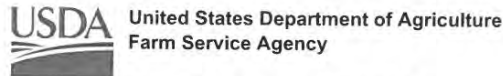
Source: USDA Farm Service Agency - 2014 or 2015 (IL & OH) NAIP imagery; IDHS June 2015 or Dynamap 2008 road names



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	60.7	N	2					Y

Tracts 13 - 15

INDIANA
WHITLEY
Form: FSA-156EZ



FARM : 5621
Prepared : Oct 26, 2017
Crop Year : 2018

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
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
227.91	205.16	205.16	0.00	0.00	0.00	38.90	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	166.26	0.00		0.00		0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	27.90	0.00	0	62	
Corn	102.00	0.00	0	118	
Soybeans	22.30	0.00	0	44	
TOTAL	152.20	0.00			

NOTES

Tract Number : 10688

Description : N6/ALLEN COUNTY SEC 18 LAKE TWP
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : FREDRICK H CLIFFORD
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
167.21	144.46	144.46	0.00	0.00	0.00	38.90	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	105.56	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	21.80	0.00	0	62
Corn	78.00	0.00	0	118
Soybeans	1.50	0.00	0	44
TOTAL	101.30	0.00		

Tract 16

USDA Farm 10199 Tract 14106

Administered by: Allen County, Indiana

Map prepared on: 2/27/2017
 24.7 Tract acres
 24.7 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:

- Restricted Use **TRS: 31N11E16**
- ▽ Limited Restrictions **Allen Co., IN**
- Exempt from Conservation Compliance Provisions

CRP
 CLU



Source: Primarily USDA NAIP 2016 imagery (2015 IL/OH); IDHS or Dynamap roads; FSA data 2017-02-22 11:36:58

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	24.7	N	2				Y



0 170 340 510 680 Feet

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Tract 16

INDIANA
ALLEN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10199

Prepared : Oct 26, 2017

Crop Year : 2018

Operator Name :
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
24.70	24.70	24.70	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	24.70	0.00		0.00		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	0.20	0.00	0	55	
Corn	23.20	0.00	0	136	
Soybeans	1.30	0.00	0	41	
TOTAL	24.70	0.00			

NOTES

Tract Number : 14106
 Description : B5/1B LAKE TWP SEC 16 SOUTH OF COOK RD
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : EDWIN H CLIFFORD, TERESA M CLIFFORD
 Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
24.70	24.70	24.70	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	24.70	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	0.20	0.00	0	55
Corn	23.20	0.00	0	136
Soybeans	1.30	0.00	0	41
TOTAL	24.70	0.00		

Tract 16

INDIANA
ALLEN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10199
Prepared : Oct 26, 2017
Crop Year : 2018

Tract 14106 Continued ...

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An aerial photograph of a large agricultural field, likely a cornfield, with distinct rows of crops. The field is surrounded by trees with autumn foliage in shades of green, yellow, and orange. In the background, a small town or village is visible under a clear blue sky. The text "PRELIMINARY TITLE WORK" is overlaid in the center of the image.

**PRELIMINARY TITLE
WORK**

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Issued By
CHICAGO TITLE INSURANCE COMPANY

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If all of the Schedule B, Part I - Requirements have not been met within 90 after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I - Requirements; and
 - (f) Schedule B, Part II - Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I - Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Transaction Identification Data for reference only:

Issuing Agent: Theresa Winebrenner
 Issuing Office: North American Title Company
 ALTA® Universal ID:
 Loan ID No.:
 Commitment No.: 15840-17-402224-IN
 Issuing Office File No.: 15840-17-402224-IN
 Property Address: 3400 Carroll Rd, FT Wayne, IN 46818
 W Cook Rd, Fort Wayne, IN 46818
 15020 Leesburg Rd, Fort Wayne, IN 46818
 7300 County Line Rd, Fort Wayne, IN 46818
 Butt Rd, Fort Wayne, IN 46818
 Butt Rd, Fort Wayne, IN 46818
 Leesburg Rd, Fort Wayne, IN 46818
 13700 Leesburg Rd, Fort Wayne, IN 46818
 712 S Johnson Rd, Columbia City, IN 46725
 5651 N 900 E, Churubusco, IN 46723

SCHEDULE A

1. Commitment Date: October 25, 2017 at 08:00 AM
2. Policy to be issued:
 - a. ALTA 2013 Homeowner's Policy of Title Insurance
 Proposed Insured: TO BE DETERMINED
 Proposed Policy Amount: \$0.00
 - b. ALTA Loan Policy of Title Insurance
 Proposed Insured: , its successors and/or assigns as their respective interests may appear.
 Proposed Policy Amount: \$0.00

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:

Frederick H. Clifford, who took title as Frederick A. Clifford, and Berneice M. Clifford, husband and wife, as to Parcel I; Teresa M. Clifford and Edwin H. Clifford, as tenants in common, as to Parcel II; Edwin H. Clifford, subject to the life estate interests of Frederick H. Clifford and Berneice M. Clifford, as to Parcels III, IV, VII, VIII & X; Edwin H. Clifford, as to Parcels V, VI & IX

5. The Land is described as follows:

PARCEL I:

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KNOWN AS AND BEING LOTS 10,11, 12, 13, 14, 15, 16, 17, 18, AND 19, TOGETHER WITH THAT SECTION OF VACATED ROBINAIR DRIVE WHICH ABUTS SAID LOTS, IN AND OF NORTH WOODLAND HEIGHTS, PLAT B, A SUBDIVISION LOCATED IN PERRY TOWNSHIP, PER THE PLAT THEREOF RECORDED IN PLAT RECORD 25 PAGE 7, AND VACATED BY RESOLUTION RECORDED AS INSTRUMENT NO. 85-00579 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

ALSO, SITUATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 32 NORTH, RANGE 12 EAST, IN PERRY TOWNSHIP, ALLEN COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT BOX AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 90 DEGREES 00 MINUTES EAST (ASSUMED BEARING) ALONG THE NORTH SECTION LINE 475.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES EAST ALONG THE NORTH SECTION LINE 272.0 FEET; THENCE SOUTH 1 DEGREE 22 MINUTES WEST 700.25 FEET; THENCE NORTH 89 DEGREES 52 MINUTES WEST 253.26 FEET; THENCE NORTH 0 DEGREE 10 MINUTES WEST 700.64 FEET TO THE POINT OF BEGINNING, CONTAINING 4.22 ACRES, MORE OR LESS.

EXCEPT:

PART OF THE VACATED LOT 18 OF THE NORTH WOODLAND HEIGHTS, PLAT "B" AND PART OF THE VACATED RIGHT-OF-WAY OF ROBINAIR DRIVE, ALL BEING IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 32 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE VACATED LOT 18 OF THE NORTH WOODLAND HEIGHTS, PLAT "B" AS RECORDED IN PLAT RECORD 25, PAGE 27 OF THE ALLEN COUNTY RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 07 MINUTES 34 SECONDS EAST ON THE NORTH LINE OF THE SAID VACATED LOT AND THE EXTENSION THEREOF A DISTANCE OF 250.00 FEET TO THE EAST LINE OF THE VACATED ROBINAIR DRIVE RIGHT-OF-WAY; THENCE SOUTH 1 DEGREE 02 MINUTES 37 SECONDS EAST ON THE SAID EAST LINE A DISTANCE OF 15.00 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 34 SECONDS WEST ON A LINE PARALLEL WITH 40.00 FEET SOUTH OF THE NORTH LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 250.00 FEET TO THE WEST LINE OF THE SAID VACATED LOT 18 AND BEING DESIGNATED AS POINT 512 ON THE SAID PARCEL PLAT; THENCE NORTH 1 DEGREE 02 MINUTES 37 SECONDS WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.086 ACRES, MORE OR LESS.

PARCEL II:

PART OF THE LANDS CONVEYED TO COY MARIE HAGAN IN RECORDER'S DOCUMENT #204024031 AS SITUATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD IRON POST MONUMENTING THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH 00 DEGREES 08 MINUTES 30 SECONDS WEST (RECORDED AND ASSUMED BEARING AND IS THE BASIS OF ALL BEARINGS IN THIS DESCRIPTION)

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ON THE WEST LINE OF SAID NORTHWEST QUARTER, 2016.41 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE CENTERLINE OF COOK ROAD AS DEFINED BY FOUND MONUMENTS; THENCE SOUTH 79 DEGREES 19 MINUTES 27 SECONDS EAST ON SAID CENTERLINE, A DISTANCE OF 50.90 FEET TO A MAG NAIL WITH AN IDENTIFICATION WASHER STAMPED "ANDERSON FIRM #29A" MONUMENTING A NORTHEAST CORNER OF A 29.180 ACRE PARCEL BEING THE LANDS OF FRANK SHAO AS RECORDED IN DOCUMENT #2010011185 SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH 79 DEGREES 19 MINUTES 27 SECONDS EAST ON SAID CENTERLINE, A DISTANCE OF 120.00 FEET TO A MAG NAIL WITH AN IDENTIFICATION WASHER STAMPED "ANDERSON FIRM #29A"; THENCE SOUTH 00 DEGREES 08 MINUTES 30 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 443.42 FEET TO A 5/8-INCH REBAR WITH AN ORANGE IDENTIFICATION STAMPED "ANDERSON FIRM #29A"; THENCE SOUTH 79 DEGREES 17 MINUTES 40 SECONDS EAST ON THE WESTERLY EXTENSION OF AND THE SOUTH LINE OF A 2.000 ACRE PARCEL BEING THE LANDS OF RICK & LAURA TOMLINSON, RECORDER'S DOCUMENT #206027250, AND THE SOUTH LINE OF A 2.000 ACRE PARCEL BEING THE LANDS OF JAY & TAMRA MINCH, RECORDER'S DOCUMENT #205044051, A DISTANCE OF 476.78 FEET TO A 5/8-INCH REBAR WITH AN ORANGE IDENTIFICATION STAMPED "ANDERSON FIRM #29A" MONUMENTING THE SOUTHEAST CORNER OF SAID DOCUMENT #205044051; THENCE NORTH 00 DEGREES 08 MINUTES 30 SECONDS WEST ON THE EAST LINE OF SAID DOCUMENT #205044051, A DISTANCE OF 258.69 FEET TO THE SOUTHWEST CORNER OF A 0.957 ACRE PARCEL BEING THE LANDS OF CHRISTOPHER WALKER, RECORDER'S DOCUMENT #990003425; THENCE SOUTH 82 DEGREES 23 MINUTES 18 SECONDS EAST ON THE SOUTH LINE OF SAID DOCUMENT #990003425, A DISTANCE OF 231.36 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 02 DEGREES 40 MINUTES 12 SECONDS WEST ON THE WEST LINE OF A 2.672 ACRE PARCEL BEING THE LANDS OF ANNETTE WIGGE RECORDED AS DOCUMENT #2011042547, A DISTANCE OF 113.34 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT #2011042547; THENCE SOUTH 89 DEGREES 04 MINUTES 19 SECONDS EAST ON THE SOUTH LINE SAID DOCUMENT #2011042547, A DISTANCE OF 480.56 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 01 DEGREES 01 MINUTES 04 SECONDS WEST, A DISTANCE OF 785.96 FEET TO A 5/8-INCH REBAR WITH AN ORANGE IDENTIFICATION STAMPED "ANDERSON FIRM #29A" ON THE NORTH LINE OF A 29.180 ACRE PARCEL BEING THE LANDS OF FRANK SHAO AS RECORDED IN DOCUMENT #2010011185; THENCE NORTH 89 DEGREES 32 MINUTES 41 SECONDS WEST ON SAID NORTH LINE, A DISTANCE OF 1274.46 FEET TO A 5/8-INCH REBAR; THENCE NORTH 00 DEGREES 08 MINUTES 30 SECONDS WEST ON AN EAST LINE OF SAID DOCUMENT #2010011185, A DISTANCE OF 1222.89 FEET TO THE POINT OF BEGINNING, CONTAINING 24.243 ACRES OF LAND, MORE OR LESS.

PARCEL III:

THAT PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 31 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, THAT LIES NORTH OF THE CENTERLINE OF THE LEESBURG ROAD, (DEEDED AS THE EAST 26 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, TOGETHER WITH A 7.90 ACRE TRACT DESCRIBED BY METES AND BOUNDS IN CHAINS) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF SAID FRACTIONAL NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 00 MINUTES 30 SECONDS EAST (BEARINGS IN THIS DESCRIPTION ARE BASED

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ON AN ADJOINERS DEED BEARING OF NORTH 63 DEGREES 54 MINUTES WEST ON THE CENTERLINE OF A PORTION OF THE LEESBURG ROAD) ON AND ALONG THE WEST LINE OF SAID FRACTIONAL NORTHWEST QUARTER, BEING ALSO THE CENTERLINE OF WEST COUNTY LINE ROAD, 677.16 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF THE LEESBURG ROAD; THENCE SOUTHEASTERLY, ON AND ALONG THE CENTERLINE OF SAID LEESBURG ROAD AS FOLLOWS: SOUTH 68 DEGREES 02 MINUTES EAST, A DISTANCE OF 246.3 FEET TO THE POINT OF CURVATURE OF A REGULAR CURVE TO THE RIGHT HAVING A RADIUS OF 496.44 FEET; THENCE SOUTHEASTERLY, ON AND ALONG SAID CURVE, AN ARC DISTANCE OF 342.10 FEET (THE CHORD OF WHICH BEARS SOUTH 48 DEGREES 17 MINUTES 30 SECONDS EAST FOR A LENGTH OF 335.37 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 28 DEGREES 33 MINUTES EAST, A DISTANCE OF 135.2 FEET TO THE POINT OF CURVATURE OF A REGULAR CURVE TO THE LEFT HAVING A RADIUS OF 403.68 FEET; THENCE SOUTHEASTERLY, ON AND ALONG SAID CURVE, AN ARC DISTANCE OF 249.06 FEET (THE CHORD OF WHICH BEARS SOUTH 46 DEGREES 13 MINUTES 30 SECONDS EAST FOR A LENGTH OF 245.13 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 63 DEGREES 54 MINUTES EAST, A DISTANCE OF 716.9 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID FRACTIONAL NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 39 MINUTES 40 SECONDS WEST, ON AND ALONG SAID EAST LINE, BEING ESTABLISHED BY AN EXISTING LINE FENCE, 1608.5 FEET TO THE NORTHEAST CORNER OF SAID FRACTIONAL NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 29 MINUTES WEST, ON AND ALONG THE NORTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER, A DISTANCE OF 1357.6 FEET TO THE POINT OF BEGINNING, CONTAINING 36.401 ACRES OF LAND.

PARCEL IV:

THE SOUTH HALF OF THE FRACTIONAL SOUTHWEST QUARTER (DEEDED AS THE WEST 41.64 ACRES OF THE FRACTIONAL SOUTH HALF OF THE SOUTHWEST QUARTER) OF SECTION 7, TOWNSHIP 31 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID FRACTIONAL SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 04 MINUTES WEST (BEARINGS IN THIS DESCRIPTION ARE BASED ON AN ADJOINERS DEED BEARING OF NORTH 63 DEGREES 54 MINUTES WEST ON THE CENTERLINE OF A PORTION OF THE LEESBURG ROAD) ON AND ALONG THE WEST LINE OF SAID FRACTIONAL SOUTHWEST QUARTER, BEING ALSO THE CENTERLINE OF WEST COUNTY LINE ROAD, 1317.1 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE NORTH 89 DEGREES 36 MINUTES EAST, ON AND ALONG THE NORTH LINE OF SAID SOUTH HALF, BEING ESTABLISHED BY AN EXISTING LINE FENCE, 1379.9 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS EAST, ON AND ALONG THE EAST LINE OF SAID FRACTIONAL SOUTHWEST QUARTER, BEING ESTABLISHED BY AN EXISTING LINE FENCE, 1314.0 FEET TO THE SOUTHEAST CORNER OF SAID FRACTIONAL SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 29 MINUTES WEST, ON AND ALONG THE SOUTH LINE OF SAID FRACTIONAL SOUTHWEST QUARTER, A DISTANCE OF 1357.6 FEET TO THE POINT OF BEGINNING, CONTAINING 41.336 ACRES OF LAND.

PARCELS V AND VI:

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THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 7 AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, LYING SOUTH AND WEST OF THE RACoon AND CRACO ROAD (NOW CALLED BUTT ROAD) AND LYING NORTH AND WEST OF THE VAUGH-PALMER DITCH, IN ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SITUATED AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 31 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA; THENCE SOUTH 37 DEGREES 4 MINUTES 30 SECONDS EAST, ALONG THE CENTERLINE OF THE BUTT ROAD, 530.7 FEET; THENCE SOUTH 34 DEGREES 39 MINUTES 50 SECONDS EAST, ALONG SAID ROAD CENTERLINE, 422.2 FEET TO THE CENTERLINE OF THE VAUGH-PALMER DITCH; THENCE SOUTH 23 DEGREES 57 MINUTES WEST, ALONG SAID DITCH CENTERLINE, 282 FEET; THENCE SOUTH 2 DEGREES 25 MINUTES WEST, ALONG SAID DITCH CENTERLINE, 253 FEET MORE OR LESS TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 31 NORTH, RANGE 11 EAST; THENCE SOUTH 89 DEGREES 20 MINUTES 30 SECONDS WEST, ALONG SAID SOUTH LINE, 435 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 31 NORTH, RANGE 11 EAST; THENCE CONTINUING SOUTH 89 DEGREES 20 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, 2668.8 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 0 DEGREES 3 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 1313.3 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 56 MINUTES EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER, 2667.3 FEET TO THE PLACE OF BEGINNING, CONTAINING 90.20 ACRES MORE OR LESS.

EXCEPT:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 31 NORTH, RANGE 11 EAST, LYING SOUTH AND WEST OF THE RACoon AND CRACO ROAD (NOW CALLED BUTT ROAD) AND LYING NORTH AND WEST OF THE VAUGH-PALMER DITCH, IN ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SITUATED AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 31 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA; THENCE SOUTH 37 DEGREES 4 MINUTES 30 SECONDS EAST; ALONG THE CENTERLINE OF THE BUTT ROAD 494 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE, A DISTANCE OF 36.7 FEET TO A POINT; THENCE SOUTH 34 DEGREES 39 MINUTES 50 SECONDS EAST, ALONG SAID ROAD CENTERLINE, A DISTANCE OF 272.6 FEET TO A POINT; THENCE SOUTHWESTERLY, A DISTANCE OF 273 FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 103 DEGREES 10 MINUTES AND GOING IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 244.8 FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 156 DEGREES 20 MINUTES, AND GOING IN A NORTHWESTERLY DIRECTION A DISTANCE OF 78.5 FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 112 DEGREES 55 MINUTES AND GOING A DISTANCE OF 273.3 FEET TO THE POINT OF BEGINNING, CONTAINING 2.09 ACRES MORE OR LESS.

PARCEL VII:

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A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES 35 MINUTES WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 660.0 FEET TO A SPIKE, SAID SPIKE BEING THE PLACE OF BEGINNING; THENCE WEST, 2706.65 FEET TO A STEEL POST SITUATED ON THE WEST LINE OF SAID SOUTHWEST QUARTER AT A POINT 614.0 FEET NORTH OF THE CENTERLINE OF OLD U.S. 30; THENCE NORTH, ALONG SAID WEST LINE, 678.4 FEET TO A STEEL POST AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 38 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF, 1728.6 FEET TO AN IRON PIN; THENCE SOUTH 1 DEGREE 6 MINUTES 50 SECONDS EAST, 664.2 FEET TO AN IRON PIN; THENCE EAST 964.8 FEET TO A SPIKE SITUATED ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 0 DEGREES 35 MINUTES EAST, ALONG SAID EAST LINE, 25.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 27.79 ACRES MORE OR LESS.

PARCEL VIII:

A PART OF THE WEST HALF OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 11 EAST, ALLEN COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 31 NORTH, RANGE 11 EAST, AS DEFINED BY A 6" IRON POST IN CONCRETE: THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION, A DISTANCE OF 1192.7 FEET TO A ROD FOUND; THENCE EASTERLY BY A DEFLECTION RIGHT OF 90 DEGREES 02 MINUTES, A DISTANCE OF 468.25 FEET TO A ROD FOUND; THENCE NORTHERLY BY A DEFLECTION LEFT OF 89 DEGREES 58 MINUTES (90 DEGREES-DEED), A DISTANCE OF 414.47 FEET TO A BOLT FOUND ON THE CENTERLINE OF THE PUBLIC ROAD KNOWN AS THE LEESBURG ROAD; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID ROAD, BY A DEFLECTION RIGHT OF 102 DEGREES 38 MINUTES, A DISTANCE OF 575.2 FEET TO THE EAST LINE OF A 55 ACRE TRACT CONVEYED TO CHARLES M. AND EVA WINCHESTER BY DEED RECORDED IN DEED RECORD 387, PAGE 203, IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTHERLY ON THE LINE AFORESAID BY A DEFLECTION RIGHT OF 77 DEGREES 06 MINUTES, A DISTANCE OF 1475.8 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AS DEFINED BY AN OLD LINE FENCE; THENCE WESTERLY ALONG THE LINE AFORESAID AND THE FENCE LINE, A DISTANCE OF 1034.8 FEET TO THE POINT OF BEGINNING; CONTAINING 32.73 ACRES, MORE OR LESS.

PARCEL IX:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 32 NORTH, RANGE 10 EAST, CONTAINING 20 ACRES, MORE OR LESS, IN WHITLEY COUNTY, INDIANA.

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PARCEL X:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 31
NORTH, RANGE 10 EAST, CONTAINING 40 ACRES, MORE OR LESS, IN WHITLEY COUNTY, INDIANA.

Authorized Countersignature:



By: Laura Ormsby
North American Title Company

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**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Affidavit that Frederick H. Clifford is one and the same person as Frederick A. Clifford who took title to the insured real estate.
6. Quitclaim Deed executed by Frederick H. Clifford and Berneice M. Clifford releasing their life estate interest. Said Deed must contain a recital that it is given to convey all rights in Life Estate as was reserved in Deeds Recorded August 8, 2011 and January 10, 2011 as Instrument Numbers 2011035091 (Parcels III & IV), 2011035092 (Parcels VII & VIII) and 2011110201 (Parcel X).
7. Warranty Deed executed by Fee Simple Title Holder vesting fee simple title to Proposed Insured, as shown in Schedule A.
8. State Form 46021 (R9/7-09) "DISCLOSURE OF SALES INFORMATION" must be completed by the Buyer and Seller and attached to the deed or other document transferring title before the document will be recorded by the County Recorder.
9. The Company requires compliance with county ordinance number 2016-05 regarding a division or combination of parcels of land which require approval of the Parcel Committee established under said ordinance prior to recordation of instruments transferring real estate. (Parcels IX & X)
10. Mortgage executed by proposed Mortgagor to the proposed insured lender.
11. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
12. As per the purchase agreement, current taxes and/or drain assessments as shown in Schedule B-Section 2 are to be paid.
13. Mortgagors Affidavit(s) to be furnished.

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14. Vendors Affidavit to be furnished.
15. Certificate signed by the Clerk-Treasurer of the Municipality stating there are no unpaid municipal assessments and/or special assessments on the insured real estate.
 - a. NOTE: A 36 month chain of title was done and we find the following:
 - b. A Deed dated January 31, 1980 and recorded April 7, 1980 from Jean M. Harrold to Frederick A. Clifford and Berneice M. Clifford, husband and wife as Instrument No. 80-07521 (Parcel I).
 - c. A Deed dated November 28, 2011 and recorded December 15, 2011 from Coy Marie Hagen to Teresa M. Clifford and Edwin H. Clifford, as equal tenants in common as Instrument No. 2011058377 (Parcel II).
 - d. A Deed dated July 26, 2011 and recorded August 8, 2011 from Frederick H. Clifford (incorrectly identified in a previously recorded deed as Frederick A. Clifford) and Berneice M. Clifford, as equal tenants in common to Edwin H. Clifford, subject to the life estate interests of Frederick H. Clifford and Berneice M. Clifford as Instrument No. 2011035091 (Parcels III & IV).
 - e. A Deed dated January 7, 1999 and recorded January 8, 1999 from Frederick H. Clifford and Berneice Clifford, husband and wife to Edwin H. Clifford as Instrument No. 990001224 (Parcels V & VI).
 - f. A Deed dated July 26, 2011 and recorded August 8, 2011 from Frederick H. Clifford (incorrectly identified in a previously recorded deed as Frederick A. Clifford) and Berneice M. Clifford, as equal tenants in common to Edwin H. Clifford, subject to the life estate interests of Frederick H. Clifford and Berneice M. Clifford as Instrument No. 2011035092 (Parcels VII & VIII).
 - g. A Deed dated December 31, 2003 and recorded February 18, 2011 from Norma E. Boggs also known as Norma Boggs, being a life tenant, and Norma Boggs, Trustee of the Boggs Revocable Trust dated August 10, 1998 to Edwin H. Clifford as Instrument No. 2011020224 (Parcel IX).
 - h. A Deed dated July 26, 2011 and recorded November 10, 2011 from Frederick H. Clifford and Berneice M. Clifford, as equal tenants in common to Edwin H. Clifford, subject to the life estate interests of Frederick H. Clifford and Berneice M. Clifford as Instrument No. 2011110201 (Parcel X).
 - i. NOTE: If an insured closing is completed by Chicago Title Insurance Company Short Form Policy/Policies will be issued at the time of closing.
 - j. NOTE: If Chicago Title Insurance Company will be serving as the closing agent and this closing will take place on or after July 1, 2009, funds provided in excess of \$10,000.00 must be wired and funds less than \$10,000.00 must be good funds in compliance with IC 27-7-3.7.

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**SCHEDULE B, PART II
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. PARCEL I:
9. Property Taxes are as follows:

Tax Year: 2016
 Due and Payable: 2017
 May Installment: \$726.00 Paid
 November Installment: \$726.00 Unpaid
 Name of Taxpayer: Frederick A. Clifford and Berneice M. Clifford
 Land: \$48,400.00
 Improvements: \$0.00
 Exemptions: \$0.00 (None)

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Taxing Unit: Perry Township
Tax Identification No.: 02-02-31-101-017.001-091
Description: Vac Lots 10-19 and Vac St Adj One of N Woodland Hgts Sec B Pt nw 1/4 Sec 31 Ex N 15 ft
Lot 18 and Robinair Dr (5.424 acres)

10. Annual Assessment as set forth below:
Type of Assessment: 0127910-Benward Bobay Drain
Annual Amount: \$5.51, Paid
All future assessments are not yet due and payable.
(02-02-31-101-017.001-091)
11. Terms and provisions of Resolution for Vacation of Lots recorded January 8, 1985 as Instrument No. 85-000579 of the Allen County Records.
12. Utility Easement to GTE MTO Inc. recorded August 14, 1987 as Instrument No. 87-041721 of the Allen County Records.
13. Utility Easement to GTE North Incorporated recorded September 10, 1996 as Instrument No. 960050141 of the Allen County Records.
14. Temporary Highway Easement Grant to the Town of Huntertown, Indiana, recorded August 11, 2015 as Instrument No. 2015041653 of the Allen County Records.
15. PARCEL II
16. Property Taxes are as follows:

Tax Year: 2016
Due and Payable: 2017
May Installment: \$499.78 Paid
November Installment: \$499.78 Unpaid
Name of Taxpayer: Teresa M. Clifford and Edwin H. Clifford
Land: \$52,100.00
Improvements: \$0.00
Exemptions: \$0.00 (None)
Taxing Unit: Lake Township
Tax Identification No.: 02-06-16-100-003.000-049
Description: 62.892 A Tr W Pt NW 1/4 S Of Cook Rd Sec 16 Ex Trs (24.243 acres)
17. Annual Assessment as set forth below:
Type of Assessment: 0132945 -James T Johnson Drain
Annual Amount: \$ 18.18, Paid
All future assessments are not yet due and payable.

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(02-06-16-100-003.000-049)

18. Easement to Whitley County Rural Electric Membership Corporation recorded March 25, 1939 in Miscellaneous Record 101 Pages 310-311.

19. PARCEL III

20. Property Taxes are as follows:

Tax Year: 2016
Due and Payable: 2017
May Installment: \$1,887.82 Paid
November Installment: \$1,887.82 Unpaid
Name of Taxpayer: Frederick H. Clifford and Berneice M. Clifford L/Est & Edwin H. Clifford
Land: \$ 73,400.00
Improvements: \$ 123,400.00
Exemptions: \$0.00 (None)
Taxing Unit: Lake Township
Tax Identification No.: 02-06-18-100-001.000-049
Description: Frl NW1/4 N Of Leesburg Rd Sec 18 (33.9 acres)

21. Semi-Annual Assessment as set forth below:
Type of Assessment: 0132945 -James T Johnson Drain
May Installment: \$12.71, Paid
November Installment: \$12.71, Unpaid
All future assessments are not yet due and payable.
(02-06-18-100-001.000-049)

22. PARCEL IV

23. Property Taxes are as follows:

Tax Year: 2016
Due and Payable: 2017
May Installment: \$ 745.34 Paid
November Installment: \$ 745.34 Unpaid
Name of Taxpayer: Frederick H. Clifford and Berneice M. Clifford L/Est & Edwin H. Clifford
Land: \$ \$77,700.00
Improvements: \$0.00
Exemptions: \$0.00 (None)
Taxing Unit: Lake Township
Tax Identification No.: 02-06-07-300-002.000-049
Description: Frl S 1/2 Sw 1/4 Sec 7 (41.64 acres)

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24. Annual Assessment as set forth below:
Type of Assessment: 0132945 -James T Johnson Drain
Annual Amount: \$ 16.58, Paid
All future assessments are not yet due and payable.
(02-06-07-300-002.000-049)

25. PARCELS V & VI

26. Property Taxes are as follows:

Tax Year: 2016
Due and Payable: 2017
May Installment: \$1,153.03 Paid
November Installment: \$1,153.03 Unpaid
Name of Taxpayer: Edwin H. Clifford
Land: \$120,200.00
Improvements: \$0.00
Exemptions: \$0.00 (None)
Taxing Unit: Lake Township
Tax Identification No.: 02-06-07-400-003.000-049
Description: S 1/2 Se 1/4 Sec 7 (80 acres)

27. Semi-Annual Assessment as set forth below:
Type of Assessment: James T Johnson Drain
May Installment: \$29.78, Paid
November Installment: \$29.78, Unpaid
All future assessments are not yet due and payable.
(02-06-07-400-003.000-049)

28. Property Taxes are as follows:

Tax Year: 2016
Due and Payable: 2017
May Installment: \$182.26 Paid
November Installment: \$182.26 Unpaid
Name of Taxpayer: Edwin H. Clifford
Land: \$19,000.00
Improvements: \$0.00
Exemptions: \$0.00 (None)
Taxing Unit: Lake Township
Tax Identification No.: 02-06-08-300-010.000-049

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Description: 14 A Sw 1/4 Sw 1/4 W Of Rd Ex 2a Bet Rd & Dit & Ex Tr Sec 8 (9.91 acres)

29. Annual Assessment as set forth below:
Type of Assessment: James T Johnson Drain
Annual Amount: \$7.43, Paid
All future assessments are not yet due and payable.
(02-06-08-300-010.000-049)
30. Possible lack of access to and from Parcel V without the benefit of Parcel VI.
31. Any adverse claim relative to Vaugh-Palmer Ditch based upon:
- a. The land described in Schedule A or any part thereof is now or at any time has been below the ordinary low water mark of Vaugh-Palmer Ditch; or
 - b. Some portion of said land has been created by artificial means or has accreted to such portion so created; or
 - c. Some portion of said land has been brought within the boundary thereof by an avulsive movement, or has been formed by accretion to any such portion.
 - d. Rights of upper and lower riparian owners with respect to the waters thereof.
32. PARCEL VII
33. Property Taxes are as follows:
- Tax Year: 2016
Due and Payable: 2017
May Installment: \$517.04 Paid
November Installment: \$517.04 Unpaid
Name of Taxpayer: Frederick H. Clifford and Berneice M. Clifford L/Est & Edwin H. Clifford
Land: \$53,900.00
Improvements: \$0.00
Exemptions: \$0.00 (None)
Taxing Unit: Lake Township
Tax Identification No.: 02-06-17-300-005.000-049
Description: 27.79 A Irr Tr S1/2 Sw1/4 Sec 17
34. Easement to Indiana & Michigan Electric Company recorded July 16, 1952 in Deed Record 456 Page 178 of the Allen County Records.
35. PARCEL VIII
36. Property Taxes are as follows:

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Tax Year: 2016
Due and Payable: 2017
May Installment: \$613.92 Paid
November Installment: \$613.92 Unpaid
Name of Taxpayer: Frederick H. Clifford and Berneice M. Clifford L/Est & Edwin H. Clifford
Land: \$64,000.00
Improvements: \$0.00
Exemptions: \$0.00 (None)
Taxing Unit: Lake Township
Tax Identification No.: 02-06-17-300-001.000-049
Description: Frl 1607.17 S Of Leesburg Rd Of W 1034.8 Ft Ex W 468.25 Of N 520 Ft W 1/2 Sec 17 (32.73 acres)

37. Annual Assessment as set forth below:
Type of Assessment: Forbing Drain
Annual Amount: \$24.71, Paid
All future assessments are not yet due and payable.
(02-06-17-300-001.000-049)

38. PARCEL IX

39. Property Taxes are as follows:

Tax Year: 2016
Due and Payable: 2017
May Installment: \$944.78 Paid
November Installment: \$944.78 Unpaid
Name of Taxpayer: Edwin H. Clifford
Land: \$49,300.00
Improvements: \$84,200.00
Exemptions: \$0.00 (None)
Taxing Unit: Smith Township
Tax Identification No.: 92-04-12-000-402.000-009
Description: N2 SE4 NW4 S12 T32 R10 20A

40. Semi-Annual Assessment as set forth below:
Type of Assessment: Maloney J #2
May Installment: \$87.61, Paid
November Installment: \$87.61, Unpaid
All future assessments are not yet due and payable.
(92-04-12-000-402.000-009)

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41. Annual Assessment as set forth below:
Type of Assessment: Whitley Co Solid Waste
Annual Amount: \$53.00, Paid
All future assessments are not yet due and payable.
(92-04-12-000-402.000-009)
42. PARCEL X
43. Property Taxes are as follows:
Tax Year: 2016
Due and Payable: 2017
May Installment: \$1,518.26 Paid
November Installment: \$1,518.26 Unpaid
Name of Taxpayer: Edwin H. Clifford
Land: \$75,800.00
Improvements: \$240,600.00
Exemptions: \$99,500.00 (Veteran Part Disability (SC)/Homestead/Supplemental)
Taxing Unit: Union Township
Tax Identification No.: 92-05-12-000-201.000-012
Description: NW4 SE4 S12 T31 R10 40A Life Estate-Frederick Clifford and Berneice Clifford
44. Annual Assessment as set forth below:
Type of Assessment: Whitley Co Solid Waste
Annual Amount: \$53.00, Paid
All future assessments are not yet due and payable.
(92-05-12-000-201.000-012)
45. Taxes for the year 2017 are a lien, due in 2018, but are not yet due and payable.
46. Added improvements in place as of January 1, 2017 are subject to assessment which could increase the tax amounts due in 2018, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.
47. The real estate tax information set forth above is all that is currently available in the County Tax computer. Recent computer program changes may have rendered incomplete or inaccurate the available data. THIS INFORMATION MAY NOT BE SUFFICIENT FOR THE PURPOSE OF ESTABLISHING A PROPER REAL ESTATE TAX ESCROW. Neither the Company nor its agent, assume or accept any responsibility for loss, damage, cost or expense due to, or arising out of the unavailability of accurate tax information.
48. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the

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usage of the land or the loss of any exemption or deduction applicable to the land insured herein.

49. Pursuant to IC36-9-27-33 of County Drainage Board (and any amendments thereto) or any legal representative thereof is granted the right of entry over and along lands lying within 75 feet of any regulated drain, said 75 feet being measured at right angles from the existing bank of each and any open drains.
50. Rights of the public, the State of Indiana, the County of Allen and the municipality in and to that part of the land taken or used for road purposes.
51. Rights of way for drainage tiles, feeders and laterals, if any.
52. 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.
53. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
54. Any map/plat furnished is being done so as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.
 - a. NOTE: Chicago Title Insurance Company has not conducted a state court judgment search against the purchaser, as any state court judgment against the purchaser is subordinate to the insured mortgage herein pursuant to Indiana Code 32-29-1-4 which states: PURCHASE MONEY MORTGAGE Sec. 4. A Mortgage granted by a purchaser to secure purchase money has priority over a prior judgment against the Purchaser.
 - b. NOTE: Any exception contained herein omits any covenant or restriction, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

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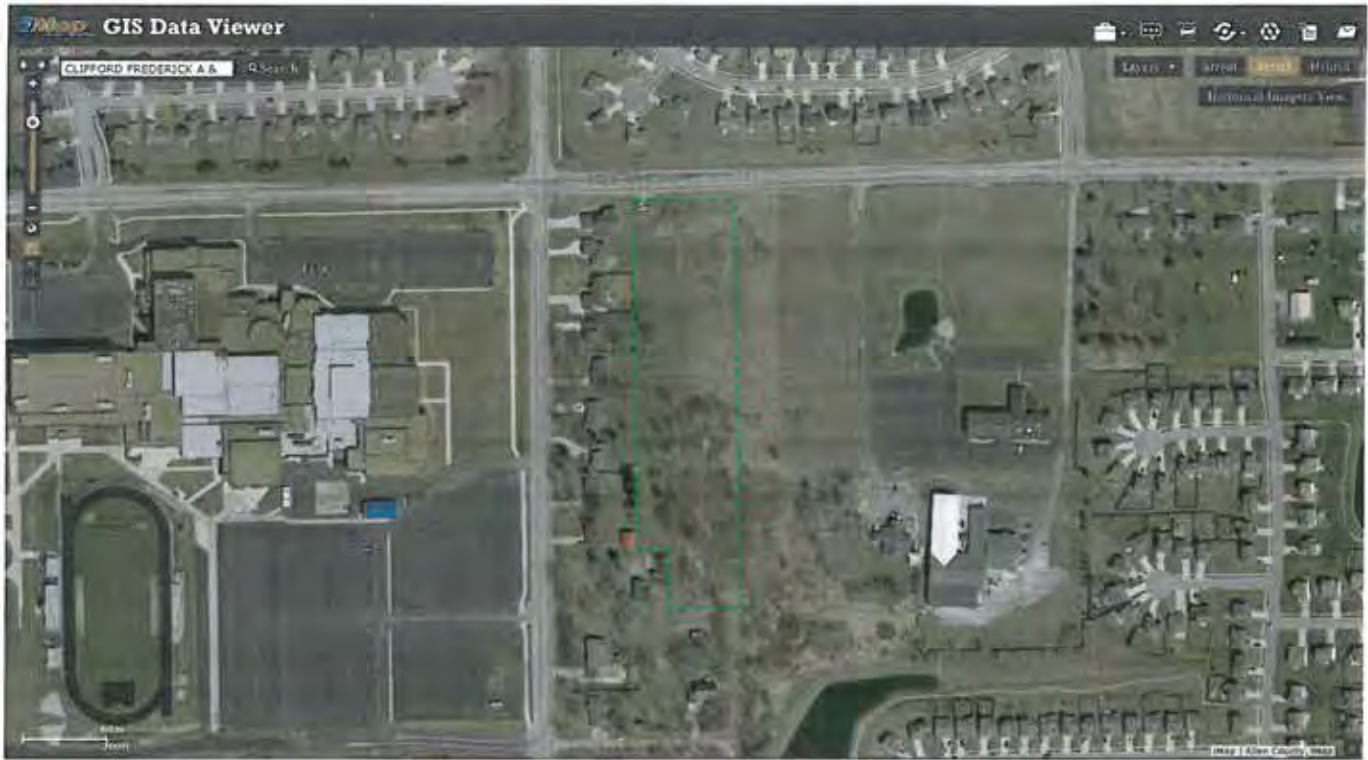
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An aerial photograph of a rural landscape. The foreground is dominated by a large, rectangular field with distinct diagonal rows, likely a harvested crop field. To the right of this field is a green lawn area with a white building partially visible. In the middle ground, there is a dense line of trees with autumn foliage in shades of orange, yellow, and green. To the left of the trees, a small pond is visible. The background shows a vast, flat expanse of land with scattered buildings and trees under a cloudy sky.

COUNTY PARCEL INFORMATION

Tract 1



Tract 1



3400 Carroll Rd

Fort Wayne, IN 46818

**NO
IMAGE
AVAILABLE**



Property

Information

Tax Year/Pay Year:	2016 / 2017	Mortgage Company:	
Parcel Number:	02-02-31-101-017.001-091	Mtg Company Last Changed:	
Property Type:	Real	Tif:	
Tax Unit / Description:	91 - FW Perry	Provide Electronic Billing:	
Property Class:	RESIDENTIAL VACANT UNPLATTED LAND OF 0-9.99 ACRES	Duplicate #:	1966719

Tract 1

Owner of Record:	Clifford Frederick A & Berniece M	Homestead Credit Filed:	
Mailing Address:	712 S Johnson Rd Columbia City, IN 46725	Over 65 Circuit Breaker:	
		Homestead:	0
		PTRC Bus / Res:	0 / 0

Legal Description

Note: Not to be used on legal documents

Description

Vac Lots 10-19 & Vac St Adj One Of N Woodland Hghts Sec B Pt NW 1/4 Sec 31 Ex N 15 ft Lot 18 & Robinair Dr

Section:	0031	Parcel Acres:	5.424
Township:	0032	Lot Number:	
Range:	12	Block/Subdivision:	

Billing

\$ 726.00

Amount Due By 11/13/2017

[View Tax Bill \(http://lowtaxinfo.com/lllow/PAT/Allen/DataService/TaxBill.aspx?dup=1966719&year=2017\)](http://lowtaxinfo.com/lllow/PAT/Allen/DataService/TaxBill.aspx?dup=1966719&year=2017)

[Pay Tax Bill \(http://www.allencounty.us/payments-services\)](http://www.allencounty.us/payments-services)

Detail

Tract 1

	Tax Bill	Adjustments	Balance
Spring Tax:	\$726.00	\$0.00	\$726.00
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$726.00	\$0.00	\$726.00
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$5.51	\$0.00	\$5.51
Late Fine:	\$0.00	\$0.00	\$0.00
20% Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$94.13	\$0.00	\$94.13
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker:	\$186.98	\$0.00	\$186.98
Over 65 CB:	\$0.00	\$0.00	\$0.00
<hr/>			
Tax and Penalty:	\$0.00	\$0.00	\$1,452.00
Other Assess (+):	\$0.00	\$0.00	\$5.51
Fees (+):	\$0.00	\$0.00	\$0.00
Cert to Court (-):	\$0.00	\$0.00	\$0.00
<hr/>			
Subtotal:	\$0.00	\$0.00	\$1,457.51
Receipts:	\$0.00	\$0.00	\$731.51
Total Due:	\$0.00	\$0.00	\$726.00
Surplus Transfer:	\$0.00	\$0.00	\$0.00
Account Balance:	\$0.00	\$0.00	\$726.00

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments	Balance Due
2017	\$731.51	\$726.00	\$0.00	\$1,457.51	\$731.51	\$726.00

Tract 1

2016	\$737.02	\$726.00	\$0.00	\$1,463.02	\$1,463.02	\$0.00
2015	\$747.52	\$736.50	\$0.00	\$1,484.02	\$1,484.02	\$0.00
2014	\$747.52	\$736.50	\$0.00	\$1,484.02	\$1,484.02	\$0.00
2013	\$747.52	\$736.50	\$0.00	\$1,484.02	\$1,484.02	\$0.00
2012	\$584.51	\$579.00	\$0.00	\$1,163.51	\$1,163.51	\$0.00
2011	\$579.00	\$579.00	\$0.00	\$1,158.00	\$1,158.00	\$0.00

Payments

↓ Payable Year	Entry Date	Payable Period	Amount Paid	Property Project
2017	05/16/2017	SPRING	\$731.51	Lock Box Payment Check Nbr FMB_BP

Tax Overview

Tax Summary

Tax Summary Item	2016	2017
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$0	\$0
1c. Gross assessed value of all other property	\$48,400	\$48,400
2. Equals total gross assessed value of property	\$48,400	\$48,400
2a. Minus deductions	\$0.00	\$0.00
3. Equals subtotal of net assessed value of property	\$48,400	\$48,400
3a. Multiplied by your local tax rate	3.7016	3.5808
4. Equals gross tax liability	\$1,791.57	\$1,733.11
4a. Minus local property tax credits	(\$90.09)	(\$94.13)
4b. Minus savings due to property tax cap	(\$249.48)	(\$186.98)
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
5. Total property tax liability	\$1,452.00	\$1,452.00

Assessed Values as of 03/23/2016

Land Value	\$48,400.00
Improvements	\$0.00

Tract 1

Other Assessments

Assessment Name	Billing	Adjustments	Balance
0127910 - Benward Bobay Drain	\$5.51	\$0.00	\$5.51

Circuit Breaker



Exemptions / Deductions

Description	Amount
-------------	--------

No data

Count: 0

\$0

History

Property

Event	Date	Time	Effective ...	Create Y	Related	Book	Page	Doc Nbr
Split (Original)	08/13/2015		08/11/2015		02-02-31-101-017.002-091			2015041652

Transfer

From Whom Tra	Transfer Date	Ref Nbr	Doc Nbr	Book	Page
Prior To Tax System	08/01/1985	S10273			

Tract 1

02-02-31-101-017.001-091

CLIFFORD FREDERICK A &

3400 CARROLL RD

501, Vacant - Unplatted (0 to 9.99 Acres)

Ag/Rural Res Homesites 01 1/2

General Information

Parcel Number
02-02-31-101-017.001-091
Local Parcel Number
48-0031-0057-1
Tax ID:

Ownership

CLIFFORD FREDERICK A &
BERNEICE M
712 S JOHNSON ROAD
COLUMBIA CITY, IN 46725

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price	V/I
01/01/1900	CLIFFORD FREDERICK A & BERNEICE M		WD	/	\$0	I

Notes

Routing Number
3-31-1-204

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

Year: 2017

Legal

Vac Lots 10-19 & Vac St Adj One O' N Woodland Hghts Sec B Pt nw 1/4 Sec 31 Ex N 15 ft Lot 18 & Robinair Dr



Location Information

County
Allen
Township
PERRY TOWNSHIP
District 091 (Local 048)
091 FORT WAYNE PERRY (48)
School Corp 0225
NORTHWEST ALLEN COUNTY
Neighborhood 571021-091
Ag/Rural Res Homesites 01 (091)
Section/Plat
0313212
Location Address (1)
3400 CARROLL RD
FORT WAYNE, IN 46818

Residential

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

2017	Assessment Year	2017	2016	2015	2015	2014
WIP	Reason For Change	AA	AA	Split/RW	AA	AA
03/17/2017	As Of Date	03/17/2017	03/23/2016	08/14/2015	05/20/2015	05/16/2014
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$48,400	Land	\$48,400	\$48,400	\$48,400	\$49,100	\$49,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$48,400	Land Non Res (3)	\$48,400	\$48,400	\$48,400	\$49,100	\$49,100
\$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
\$48,400	Total	\$48,400	\$48,400	\$48,400	\$49,100	\$49,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$48,400	Total Non Res (3)	\$48,400	\$48,400	\$48,400	\$49,100	\$49,100

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
91rr	A		0	5.0000	1.00	\$9,000	\$9,000	\$45,000	0%	0%	1.0000	\$45,000
91rr	A		0	0.424	1.00	\$9,000	\$9,000	\$3,816	-10%	0%	1.0000	\$3,430

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage

Other
Printed Tuesday, March 21, 2017

Review Group 2014

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage	5.42
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	5.42
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	5.42
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$48,400
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$48,400
Total Value	\$48,400


Tracts 2 & 3



Overview



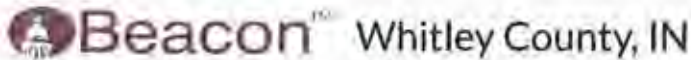
Legend

-  Corporate Limits
-  Parcels
-  State Highways
-  Road Centerlines
-  Lakes

Parcel ID	92-04-12-000-402.000-009	Alternate ID	9209-32-12-402	Owner Address	Clifford, Edwin H
Sec/Twp/Rng	12-32-10	Class	Cash grain/general farm		712 S Johnson Rd
Property Address	5651 N 900 E	Acreage	20		Columbia City, IN 46725
	Churubusco				
District	Smith Township				
Brief Tax Description	N2 SE4 NW4 S12 T32 R10 20A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/29/2017
 Last Data Uploaded: 9/28/2017 7:27:50 PM

Tracts 2 & 3



Summary

Parcel ID 92-04-12-000-402.000-009
Alternate ID 9209-32-12-402
Property Address 5651 N 900 E
 Churubusco, IN 46723
Sec/Twp/Rng 12/32/10
Tax Set Smith Township
Subdivision N/A
Brief Tax Description N2 SE4 NW4 S12 T32 R10 20A
 (Note: Not to be used on legal documents)
Book/Page 2011020224
Acres 20.000
Class 101 - Cash grain/general farm

Owners

Deeded Owner
 Clifford, Edwin H
 712 S Johnson Rd
 Columbia City, IN 46725

Land

Land Type	Soil ID	Actual Front	Acres	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
PUBLIC ROAD/ROW	BMA		0.334			1.00	1.00		1,850.00	1,850.00	620.00	0 -100%	0.00
HOMESITE			1.000			1.00	1.00		18,000.00	18,000.00	18,000.00		18,000.00
TILLABLE LAND	HbA		2.167			1.06			1,850.00	1,961.00	4,250.00		4,250.00
TILLABLE LAND	SpB		0.294			0.55			1,850.00	1,018.00	300.00		300.00
TILLABLE LAND	SpC		0.073			0.50			1,850.00	925.00	70.00		70.00
TILLABLE LAND	Re		1.139			1.28			1,850.00	2,368.00	2,700.00		2,700.00
TILLABLE LAND	MvC2		1.028			0.68			1,850.00	1,258.00	1,290.00		1,290.00
TILLABLE LAND	BmB2		3.306			0.85			1,850.00	1,573.00	5,200.00		5,200.00
TILLABLE LAND	MvB2		2.608			0.77			1,850.00	1,425.00	3,720.00		3,720.00
TILLABLE LAND	GsB2		5.289			0.77			1,850.00	1,425.00	7,540.00		7,540.00
TILLABLE LAND	Pw		0.882			1.11			1,850.00	2,054.00	1,810.00		1,810.00
TILLABLE LAND	GrB3		1.028			0.68			1,850.00	1,258.00	1,290.00		1,290.00
TILLABLE LAND	BmA		0.037			0.89			1,850.00	1,647.00	60.00		60.00
TILLABLE LAND	RcB		0.661			0.94			1,850.00	1,739.00	1,150.00		1,150.00
FARM BUILDINGS	RCB		0.154			0.94			1,850.00	1,739.00	270.00	0 -40%	160.00

Land Detail Value Sum 47,540.00

Residential Dwellings

Tracts 2 & 3

Tax Year	Amount	Bal Due
2013 Pay 2014	\$1,068.24	\$0.00
2012 Pay 2013	\$1,112.94	\$0.00
2011 Pay 2012	\$780.34	\$0.00

Property taxes for 2016 Pay 2017 are certified.

First installment for 2016 Pay 2017 tax is due May 10th. The second installment is due November 13th.

Payments

Detail:

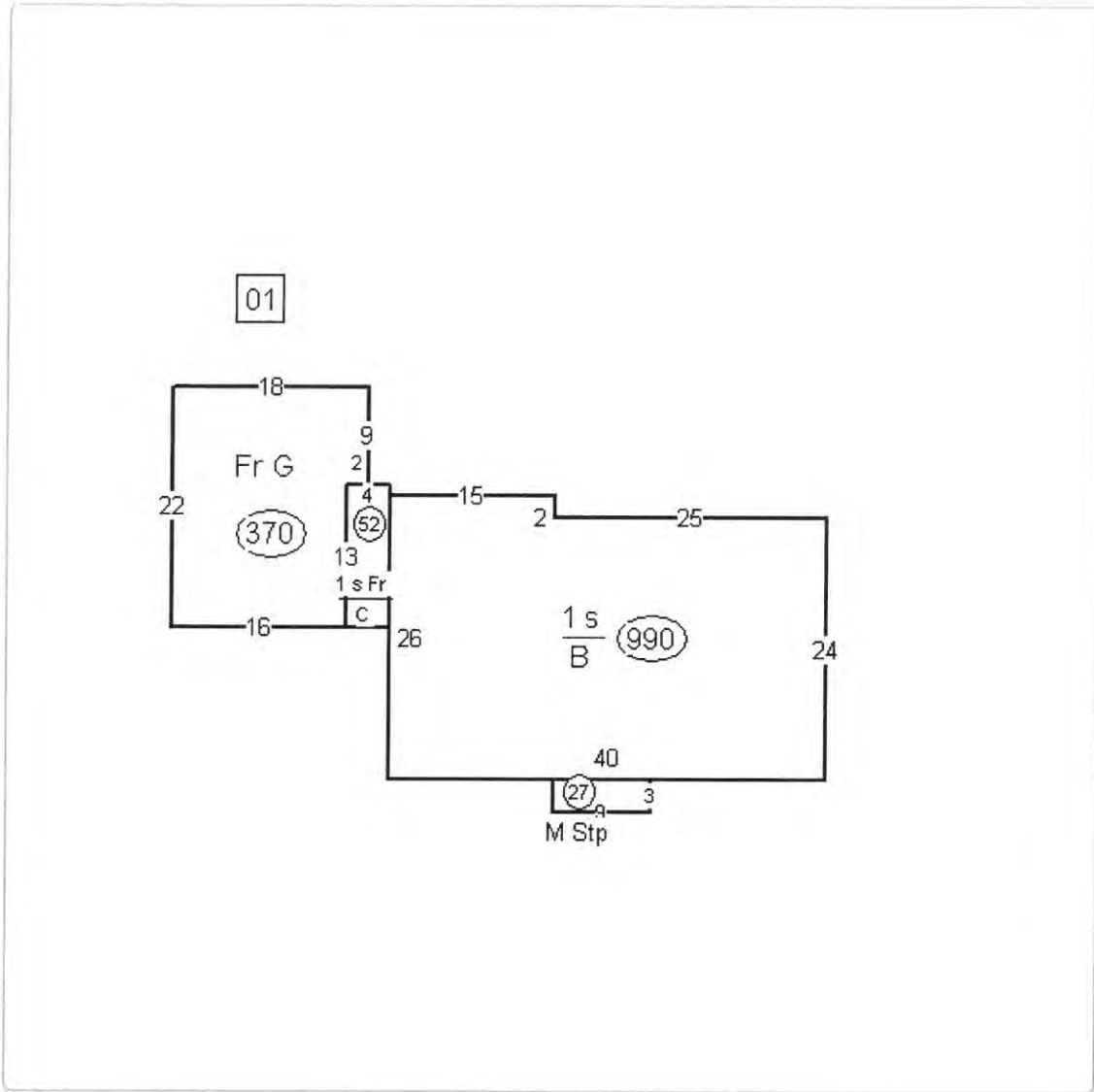
Tax Year	Payment Date	Paid By	Amount
2016 Pay 2017	5/9/2017	Clifford Farms	\$1,085.39
2015 Pay 2016	11/7/2016	Clifford Farms	\$557.37
2015 Pay 2016	5/2/2016	Clifford Farms	\$610.37
2014 Pay 2015	11/4/2015	Clifford Farms	\$596.60
2014 Pay 2015	5/5/2015	Clifford, Berneice	\$649.60
2013 Pay 2014	11/6/2014	Clifford, Edwin H/Berneice	\$595.23
2013 Pay 2014	5/5/2014	CLIFFORD EDWIN H	\$473.01
2012 Pay 2013	11/12/2013	Clifford Farms/CLIFFORD EDWIN H	\$651.54
2012 Pay 2013	5/8/2013	Clifford, Edwin H	\$461.40
2011 Pay 2012	11/13/2012	Clifford Farms	\$369.67
2011 Pay 2012	5/2/2012	Clifford Farms	\$410.67

Total:

Tax Year	Amount
2016 Pay 2017	\$1,085.39
2015 Pay 2016	\$1,167.74
2014 Pay 2015	\$1,246.20
2013 Pay 2014	\$1,068.24
2012 Pay 2013	\$1,112.94
2011 Pay 2012	\$780.34

Sketches

Tracts 2 & 3



Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the Information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

Last Data Upload: 9/28/2017 7:27:50 PM



Developed by
The Schneider
Corporation

Tracts 2 & 3

OWNERSHIP
 Clifford, Edwin H
 712 S Johnson Rd
 Columbia City, IN 46725 USA
 N2 SE4 NW4 S12 T32 R10 20A

Tax ID 060-020-00006200
 TRANSFER OF OWNERSHIP

Printed 04/19/2017 Card No. 1 of 1

ADMINISTRATIVE INFORMATION
 PARCEL NUMBER
 92-04-12-000-402.000-009
 Parent Parcel Number

Property Address
 5651 N 900 E
 Neighborhood
 920910 SMITH AG & RURAL

Property Class
 101 Agri Cash grain/general farm
 TAXING DISTRICT INFORMATION
 Jurisdiction 92

Area 006 Smith
 Corporation N
 District 009 Smith
 Section & Plat 12
 Routing Number 16

Site Description
 Topography:
 Level
 Public Utilities:
 Electric
 Street or Road:
 Paved
 Neighborhood:
 Static

Date
 02/18/2011 Boggs, Norma Trustee Doc #: 2011020224
 \$129500
 12/31/2003 CONTRACT TO Doc #: 2003120792
 \$0
 08/11/1998 ADD TRUSTEE & LIFE ESTATE Bk/Pg: 9808, 224
 \$0

AGRICULTURAL

VALUATION RECORD

Assessment Year	03/01/2011	03/01/2012	03/01/2013	03/01/2014	03/01/2015	01/01/2016	01/01/2017
Reason for Change	Trending	Trending	Annual Trend	Annual Trend	Annual Trend	Annual Trend	Annual Trend
VALUATION	38000	44100	46200	50800	50800	49300	47600
Appraised Value	77600	72600	79800	81600	80100	84200	84900
	115600	116700	126000	132400	130900	133500	132500
VALUATION	38000	44100	46200	50800	50800	49300	47600
True Tax Value	77600	72600	79800	81600	80100	84200	84900
	115600	116700	126000	132400	130900	133500	132500

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acreage	Depth	-or- -or-	Rate	Rate	Value	Factor	
Actual	Effective	Effective	Depth	Rate	Rate	Value		
Frontage	Frontage	Frontage	Square Feet					
BMA	0.3340	1.00	1.00	1850.00	1850.00	620 0	0-100%	0
HbA	1.0000	1.00	18000.00	18000.00	18000.00	18000		18000
SpB	0.2940	1.06	1850.00	1961.00	1961.00	4250		4250
SpC	0.0730	0.55	1850.00	1018.00	1018.00	300		300
Re	1.1390	1.28	1850.00	925.00	925.00	70		70
MvC2	1.0280	0.68	1850.00	2368.00	2368.00	2700		2700
BmB2	3.3060	0.85	1850.00	1258.00	1258.00	1290		1290
MvB2	2.6080	0.77	1850.00	1573.00	1573.00	5200		5200
GsB2	5.2890	0.77	1850.00	1425.00	1425.00	3720		3720
Pw	0.8820	1.11	1850.00	2054.00	2054.00	7540		7540
GcB3	1.0280	0.68	1850.00	1258.00	1258.00	1810		1810
BmA	0.0370	0.89	1850.00	1647.00	1647.00	60		60
RcB	0.6610	0.94	1850.00	1739.00	1739.00	1150		1150
RcB	0.1540	0.94	1850.00	1739.00	1739.00	270 0	-40%	160

MO: p17 Corrected acreage to match legal acres & total market res. Res. Assessment 2016 changes per reassessment

Supplemental Cards	Supplemental Cards
MEASURED ACREAGE	18.6660
FARMLAND COMPUTATIONS	TRUE TAX VALUE
Parcel Acreage	29540
81 Legal Drain NV [-]	Measured Acreage
82 Public Roads NV [-]	Average True Tax Value/Acre
83 UT Towers NV [-]	TRUE TAX VALUE FARMLAND
9 Homesite(s) [-]	Classified Land Total
91/92 Excess Acreage [-]	Homesite(s) Value (+)
TOTAL ACRES FARMLAND	Excess Acreage Value (+)
TRUE TAX VALUE	Supplemental Cards
	TOTAL LAND VALUE
	18.6660
	29540
	18.6660
	1583
	29550
	18000
	47600

Tracts 2 & 3

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 20 One story 1951-1970
 Occupancy: Single family
 Story Height: 1.0
 Finished Area: 1042
 Attic: None
 Basement: Full
ROOFING
 Material: Asphalt shingles
 Type: Gable

FLOORING

Slab B
 Sub and joists 1.0

EXTERIOR COVER

Masonry B
 Wood siding 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms 5
 Bedrooms 2

HEATING AND AIR CONDITIONING

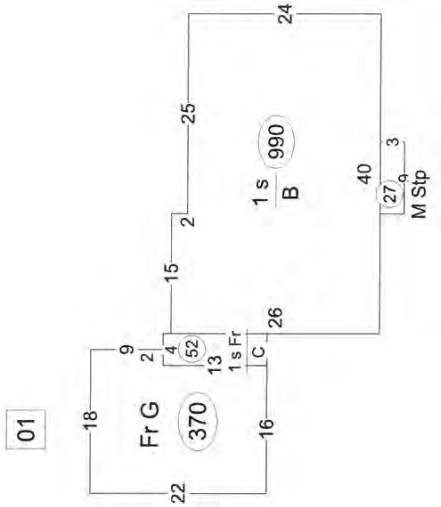
Primary Heat: Hot water or steam
 Lower Full Part
 /Bsmt 1 Upper Upper
 Air Cond 0 1042 0 0

PLUMBING

 3 Fixt. Baths 1 3
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 5

REMODELING AND MODERNIZATION

Amount Date



Construction	Base Area	Floor Area	Sq Ft	Finished Value
1 WOOD FRAME	1042	1.0	1042	74390
4 CONCRETE BLOCK	990	Bsmt	0	23280
	52	Crawl	----	1250

Row Type	Adjustment	Value
TOTAL BASE		98920
Row Type Adjustment	1.00%	1.00%
SUB-TOTAL		98920
0 Interior Finish		0
0 Ext Lvg Units		0
0 Basement Finish		0
0 Fireplace(s)		0
0 Heating		0
0 Air Condition		2670
0 Frame/Siding/Roof		0
0 Plumbing Fixt: 5		0

Exterior Features	Description	Value
MSTP		1360
SUB-TOTAL ONE UNIT		101590
SUB-TOTAL 0 UNITS		101590
Garages		0
0 Integral		0
370 Att Garage		11660
0 Att Carports		0
0 Bsmt Garage		0
Ext Features		1360
SUB-TOTAL		114610
Quality Class/Grade		D+2
GRADE ADJUSTED VALUE		97990

(LCM: 95.00)

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Year	Eff Const	Base Rate	Feat- Adj Rate	Size or Area	Computed Value	Phys Obsol	Market %	Depr Adj	Comp Value			
01 :D	-2	D	DWELL	1.00	1954	1974	G	0.00	N	0.00	2032		30	0	116	100	79600
L	5	G01	ATTGAR	0.00	1		AV	31.50	N	31.50	16x 22		0	0	0	100	0
NP	0	01	T2IS	10.00	1959	1959	G	32.49	Y	21.87	30x 40		60	50	100	100	5300
NS	-3																

SPECIAL FEATURES

Description	Value
01 :D	-2
L	5
NP	0
NS	-3

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
JS 08/03/2015	PM 08/01/1995	Neigh 920910 AV	TOTAL IMPROVEMENT VALUE 84900

Tracts 2 & 3

Label				
Card 01				
Residential Dwelling 1				
Occupancy				
Story Height	1.0			
Roofing	Material: Asphalt shingles			
Attic	None			
Basement Type	Full			
Basement Rec Room	None			
Finished Rooms	5			
Bedrooms	2			
Family Rooms	0			
Dining Rooms	0			
Full Baths	1; 3-Fixt.			
Half Baths	0; 0-Fixt.			
4 Fixture Baths	0; 0-Fixt.			
5 Fixture Baths	0; 0-Fixt.			
Kitchen Sinks	1; 1-Fixt.			
Water Heaters	1; 1-Fixt.			
Central Air	Yes			
Primary Heat	Hot water or steam			
Extra Fixtures	0			
Total Fixtures	5			
Fireplace	No			
Features	None			
Porches and Decks	Masonry Stoop 27			
Yd Item/Spc Fture/Outbldg	WOOD FRAME 370 SF TYPE 2 BANK OR FLAT BARN 1200 SF			
Last Updated	5/31/2012			
Construction	Floor	Base Area (sf)	Fin. Area (sf)	Value
Wood frame	1.0	1042	1042	74390
Concrete block	B	990	0	23280
	Crawl	52	0	1250

Improvements

Card 01

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Comp Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
D	DWELL	1		D+2	1954	1974	G	0.00		0	1042	97990	30	0	116	100	79600
G01	ATTGAR		WOOD FRAME		0	0	AV	31.50		31.5	16 x 22	11660	0	0	100	100	0
01	T215	10		D	1959	1959	G	32.49	D, L, NP, NS	21.87	30 x 40	26240	60	50	116	100	5300

Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
17276	2/18/2011	Change Ownership	Warranty Deed	2011020224			Boggs, Norma Trustee	Clifford, Edwin H

Sales

Date	Owner 1	Owner 2	Book & Page	Amount
2/18/2011	Boggs, Norma Trustee			\$129,500.00
12/31/2003	CONTRACT TO			\$0.00
8/11/1998	ADD TRUSTEE & LIFE ESTATE		9808/224	\$0.00

Valuation

Assessment Year		01/01/2017	01/01/2016	03/01/2015	03/01/2014	03/01/2013
Reason for Change		Annual Trend	Annual Trend	Annual Trend	Annual Trend	Annual Trend
VALUATION	Land	\$47,600	\$49,300	\$50,800	\$50,800	\$46,200
(Assessed Value)	Improvements	\$84,900	\$84,200	\$80,100	\$81,600	\$79,800
	Total	\$132,500	\$133,500	\$130,900	\$132,400	\$126,000
VALUATION	Land	\$47,600	\$49,300	\$50,800	\$50,800	\$46,200
(True Tax Value)	Improvements	\$84,900	\$84,200	\$80,100	\$81,600	\$79,800
	Total	\$132,500	\$133,500	\$130,900	\$132,400	\$126,000

Deductions

Tax Year	Deduction Type	Amount
2015 Pay 2016	Homestead - Supplemental	\$16,765.00
2015 Pay 2016	Homestead Credit/ Standard	\$45,000.00
2014 Pay 2015	Homestead - Supplemental	\$17,325.00
2014 Pay 2015	Homestead Credit/ Standard	\$45,000.00

Tracts 2 & 3

Tax Year	Deduction Type	Amount
2013 Pay 2014	Homestead - Supplemental	\$16,695.00
2013 Pay 2014	Homestead Credit/ Standard	\$45,000.00
2012 Pay 2013	Homestead - Supplemental	\$14,595.00
2012 Pay 2013	Homestead Credit/ Standard	\$45,000.00
2011 Pay 2012	Homestead - Supplemental	\$14,350.00
2011 Pay 2012	Homestead Credit/ Standard	\$45,000.00
2010 Pay 2011	Homestead - Supplemental	\$14,350.00
2010 Pay 2011	Homestead Credit/ Standard	\$45,000.00
2009 Pay 2010	Homestead - Supplemental	\$14,805.00
2009 Pay 2010	Homestead Credit/ Standard	\$45,000.00
2008 Pay 2009	Homestead - Supplemental	\$16,450.00
2008 Pay 2009	Homestead Credit/ Standard	\$45,000.00
2007 Pay 2008	Homestead Credit/ Standard	\$45,000.00
2006 Pay 2007	Homestead Credit/ Standard	\$45,000.00
2005 Pay 2006	Homestead Credit/ Standard	\$35,000.00
2004 Pay 2005	Homestead Credit/ Standard	\$35,000.00
2003 Pay 2004	Homestead Credit/ Standard	\$35,000.00
2002 Pay 2003	Homestead Credit/ Standard	\$35,000.00

Tax History

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$944.78	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$944.78	\$944.78
2016 Pay 2017	Special Assessment Detail	Tax	Maloney J #2 1st Installment Tax	\$87.61	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Maloney J #2 2nd Installment Tax	\$87.61	\$87.61
2016 Pay 2017	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$469.76	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$469.76	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Maloney J #2 1st Installment Tax	\$87.61	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Maloney J #2 2nd Installment Tax	\$87.61	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$481.03	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$481.03	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Maloney J #2 1st Installment Tax	\$87.61	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Maloney J #2 2nd Installment Tax	\$87.61	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Maloney J B 1st Installment Tax	\$27.96	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Maloney J B 2nd Installment Tax	\$27.96	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$420.01	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$420.01	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Maloney J #2 1st Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Maloney J #2 2nd Installment Tax	\$175.22	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$420.40	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$420.40	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Maloney J #2 1st Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Maloney J #2 2nd Installment Tax	\$175.22	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Maloney J B 1st Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Maloney J B 2nd Installment Tax	\$55.92	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$41.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$369.67	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$369.67	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$41.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00

Total:

Tax Year	Amount	Bal Due
2016 Pay 2017	\$2,117.78	\$1,032.39
2015 Pay 2016	\$1,167.74	\$0.00
2014 Pay 2015	\$1,246.20	\$0.00

Tracts 4 - 6



Tracts 4 - 6

WELCOME TO ALLEN COUNTY, INDIANA

15620 Leesburg Rd

Fort Wayne, IN 46818



Property

Information

Tax Year/Pay Year:	2016 / 2017	Mortgage Company:	
Parcel Number:	02-06-18-100-001.000-049	Mtg Company Last Changed:	
Property Type:	Real	Tif:	
Tax Unit / Description:	49 - Lake	Provide Electronic Billing:	<input type="checkbox"/>
Property Class:	AGRICULTURAL - CASH GRAIN/GENERAL FARM	Duplicate #:	1832525
Owner of Record:	Clifford Frederick H &		

Tracts 4 - 6

Berneice M L/Est & Clifford
Edwin H

Mailing Address:

712 S Johnson Rd
Columbia City, IN 46725

Homestead Credit Filed: -

Over 65 Circuit Breaker: -

Homestead: 0

PTRC Bus / Res: 0 / 0

Legal Description

Note: Not to be used on legal documents

Description

Frl Nw1/4 N Of Leesburg Rd Sec 18

Section:

0018

Parcel Acres:

33.9

Township:

0006

Lot Number:

Range:

Block/Subdivision:

Billing

\$ 1,900.53

Amount Due By 11/13/2017

[View Tax Bill \(http://lowtaxinfo.com/lllow/PATI/Allen/DataService/TaxBill.aspx?dup=1832525&year=2017\)](http://lowtaxinfo.com/lllow/PATI/Allen/DataService/TaxBill.aspx?dup=1832525&year=2017)

[Pay Tax Bill \(http://www.allencounty.us/payments-services\)](http://www.allencounty.us/payments-services)

Detail

Tracts 4 - 6

	Tax Bill	Adjustments	Balance
Spring Tax:	\$1,887.82	\$0.00	\$1,887.82
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$1,887.82	\$0.00	\$1,887.82
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$25.42	\$0.00	\$25.42
Late Fine:	\$0.00	\$0.00	\$0.00
20% Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$216.84	\$0.00	\$216.84
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker:	\$0.00	\$0.00	\$0.00
Over 65 CB:	\$0.00	\$0.00	\$0.00
<hr/>			
Tax and Penalty:	\$0.00	\$0.00	\$3,775.64
Other Assess (+):	\$0.00	\$0.00	\$25.42
Fees (+):	\$0.00	\$0.00	\$0.00
Cert to Court (-):	\$0.00	\$0.00	\$0.00
<hr/>			
Subtotal:	\$0.00	\$0.00	\$3,801.06
Receipts:	\$0.00	\$0.00	\$1,900.53
Total Due:	\$0.00	\$0.00	\$1,900.53
Surplus Transfer:	\$0.00	\$0.00	\$0.00
Account Balance:	\$0.00	\$0.00	\$1,900.53

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments	Balance Due
2017	\$1,900.53	\$1,900.53	\$0.00	\$3,801.06	\$1,900.53	\$1,900.53

Tracts 4 - 6

2016	\$2,076.14	\$2,076.14	\$0.00	\$4,152.28	\$4,152.28	\$0.00
2015	\$2,046.02	\$2,046.02	\$0.00	\$4,092.04	\$4,092.04	\$0.00
2014	\$1,968.30	\$1,968.30	\$0.00	\$3,936.60	\$3,936.60	\$0.00
2013	\$1,909.62	\$1,909.62	\$0.00	\$3,819.24	\$3,819.24	\$0.00
2012	\$1,873.43	\$1,849.58	\$0.00	\$3,723.01	\$3,723.01	\$0.00
2011	\$1,818.90	\$1,795.05	\$0.00	\$3,613.95	\$3,613.95	\$0.00

Payments

↓ Payable Year	Entry Date	Payable Period	Amount Paid	Property Project
2017	05/16/2017	SPRING	\$1,900.53	Lock Box Payment Check Nbr FMB_BP

Tax Overview

Tax Summary

Tax Summary Item	2016	2017
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$178,600	\$170,900
1c. Gross assessed value of all other property	\$25,200	\$25,900
2. Equals total gross assessed value of property	\$203,800	\$196,800
2a. Minus deductions	\$0.00	\$0.00
3. Equals subtotal of net assessed value of property	\$203,800	\$196,800
3a. Multiplied by your local tax rate	2.1768	2.0287
4. Equals gross tax liability	\$4,436.31	\$3,992.48
4a. Minus local property tax credits	(\$223.09)	(\$216.84)
4b. Minus savings due to property tax cap	(\$120.26)	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
5. Total property tax liability	\$4,092.96	\$3,775.64

Assessed Values as of 04/30/2016

Land Value	\$73,400.00
Improvements	\$123,400.00

Tracts 4 - 6

Other Assessments

Circuit Breaker

Assessment Name	Billing	Adjustments	Balance
0132945 -James T Johnson Drain	\$25.42	\$0.00	\$25.42



Exemptions / Deductions

Description	Amount
No data	
Count: 0	\$0

History

Property

Event	Date	Time	Effective ...	Create Y...	Related ...	Book	Page	Doc Nbr
No data								

Transfer

From Whom Tra...	Transfer Date	Ref Nbr	Doc Nbr	Book	Page
Clifford Frederick H & Beverly M	08/06/2011		2011035091		
Burton Ronald Lee &	14/03/1984	00s305			
Reese James N & Mary O	17/02/1976	13224b			
Cobbs Frank F & Carolyn C	24/05/1966	004634			
Prior To Tax System	31/12/1900	Z10			

Tracts 4 - 6

02-06-18-100-001.000-049

Clifford Edwin H

15020 LEESBURG RD

101, Cash Grain/General Farm

Ag/Rural Res Homesites 01 1/4

General Information
Parcel Number
 02-06-18-100-001.000-049
Local Parcel Number
 18-0018-0003
Tax ID:

Ownership
 Clifford Frederick H & Berneice M L/Est
 Clifford Edwin H
 712 S Johnson Rd
 Columbia City, IN 46725

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price	V/I
08/08/2011	Clifford Frederick H &		WD	/	\$0	1
01/01/1900	CLIFFORD FREDERI		WD	/	\$0	1

Notes

Routing Number

Legal
 FRL NW1/4 N OF LEESBURG RD
 SEC 18

Property Class 101
 Cash Grain/General Farm

Year: 2017

Location Information
County
 Allen
Township
 LAKE TOWNSHIP
District 049 (Local 018)
 049 LAKE (18)
School Corp 0225
 NORTHWEST ALLEN COUNTY
Neighborhood 491009-049
 Ag/Rural Res Homesites 01 049
Section/Plat
 0018
Location Address (1)
 15020 LEESBURG RD
 FORT WAYNE, IN 46818

Agricultural

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

Assessment Year	2017	2016	2015	2014	2013
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	03/07/2017	03/16/2017	04/30/2016	05/20/2015	05/16/2014
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$71,000	\$73,400	\$75,400	\$75,400	\$69,000
Land Res (1)	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Land Non Res (2)	\$41,000	\$43,400	\$45,400	\$45,400	\$39,000
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$130,300	\$123,400	\$128,400	\$124,900	\$120,600
Imp Res (1)	\$104,000	\$97,500	\$103,200	\$100,700	\$96,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$26,300	\$25,900	\$25,200	\$24,200	\$24,400
Total	\$201,300	\$196,800	\$203,800	\$200,300	\$189,600
Total Res (1)	\$134,000	\$127,500	\$133,200	\$130,700	\$126,200
Total Non Res (2)	\$41,000	\$43,400	\$45,400	\$45,400	\$39,000
Total Non Res (3)	\$26,300	\$25,900	\$25,200	\$24,200	\$24,400

Land Computations

Calculated Acreage	33.90
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	33.90
81 Legal Drain NV	0.00
82 Public Roads NV	1.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	31.90
Farmland Value	\$40,990
Measured Acreage	31.90
Avg Farmland Value/Acre	1285
Value of Farmland	\$40,990
Classified Total	\$0
Farm / Classified Value	\$41,000
Homesite(s) Value	\$30,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$30,000
CAP 2 Value	\$41,000
CAP 3 Value	\$0
Total Value	\$71,000

Zoning
 9 A
Subdivision
 4 A PE
 4 A RS
Lot
 4 A MRB2
 4 A MSC3
 4 A WA
 4 A RLB2
 4 A HAA
Market Model
 Res | LAK 491009 (40-61)
Characteristics
Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
 Other
 Printed Tuesday, March 21, 2017
 Review Group 2015

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 Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$30,000	\$30,000	\$30,000	0%	100%	1.0000	\$30,000
4	A	PE	0	2.1000	1.11	\$1,850	\$2,054	\$4,313	0%	0%	1.0000	\$4,310
4	A	RS	0	0.9000	1.28	\$1,850	\$2,368	\$2,131	0%	0%	1.0000	\$2,130
4	A	MRB2	0	2.6000	0.77	\$1,850	\$1,425	\$3,705	0%	0%	1.0000	\$3,710
4	A	MSC3	0	3.3000	0.60	\$1,850	\$1,110	\$3,663	0%	0%	1.0000	\$3,660
4	A	WA	0	1.2000	0.85	\$1,850	\$1,573	\$1,888	0%	0%	1.0000	\$1,890
4	A	RLB2	0	0.5000	0.94	\$1,850	\$1,739	\$870	0%	0%	1.0000	\$870
4	A	HAA	0	4.6000	1.06	\$1,850	\$1,961	\$9,021	0%	0%	1.0000	\$9,020
4	A	CA	0	2.8000	1.11	\$1,850	\$2,054	\$5,751	0%	0%	1.0000	\$5,750
4	A	BMA	0	0.3000	0.89	\$1,850	\$1,647	\$494	0%	0%	1.0000	\$490
4	A	WH	0	0.2000	1.11	\$1,850	\$2,054	\$411	0%	0%	1.0000	\$410
4	A	MRB	0	3.4000	0.81	\$1,850	\$1,499	\$5,097	0%	0%	1.0000	\$5,100
6	A	HAA	0	3.1000	1.06	\$1,850	\$1,961	\$6,079	-80%	0%	1.0000	\$1,220
6	A	BMA	0	4.9000	0.89	\$1,850	\$1,647	\$8,070	-80%	0%	1.0000	\$1,610
6	A	CA	0	2.0000	1.11	\$1,850	\$2,054	\$4,108	-80%	0%	1.0000	\$820

Printed Tuesday, March 21, 2017

Review Group 2015

Data Source N/A

Collector

Appraiser

Tracts 4 - 6

02-06-18-100-001.000-049

Clifford Edwin H

15020 LEESBURG RD

Supplemental Land Page

Ag/Rural Res Homesites 01 04 2/4

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 Elig %	Market Factor	Value
82	A	ROB2	0	1.0000	1.00	-\$1,850	-\$1,850	\$1,850	-100%	0%	1.0000	\$00

Tracts 4 - 6

02-06-18-100-001.000-049

Clifford Edwin H

General Information **Plumbing**

Occupancy	Single-Family		
Description	Single-Family R 01	Full Bath	1 3
Story Height	1	Half Bath	0 0
Style	40 Conventional 1 stor	Kitchen Sinks	1 1
Finished Area	1842 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	3 5

Floor Finish

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

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Wall Finish

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

Heat Type

Central Warm Air

Roofing

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

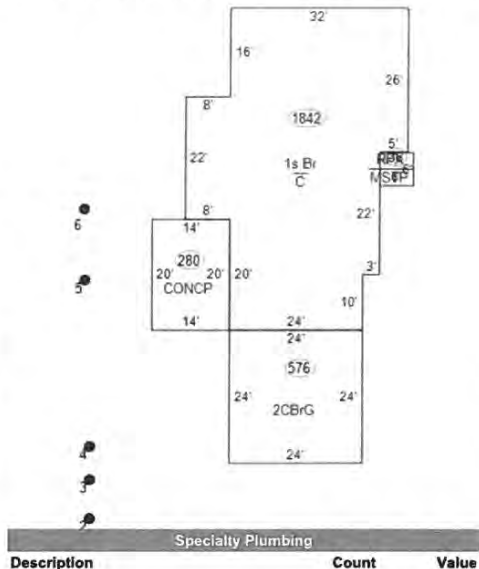
Exterior Features

Description	Area	Value
Patio, Concrete	280	\$1,300
Stoop, Masonry	36	\$1,300
Canopy, Roof Extension	36	\$500

15020 LEESBURG RD

101, Cash Grain/General Farm

Ag/Rural Res Homesites 01 3/4



Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1842	1842	\$118,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1842	0	\$7,700	
Slab				

	Total Base	\$125,900
Adjustments	1 Row Type Adj. x 1.00	\$125,900
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+/-)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
	Sub-Total, One Unit	\$125,900
	Sub-Total, 1 Units	\$125,900
Exterior Features (+)	\$3,100	\$129,000
Garages (+) 576 sqft	\$17,400	\$146,400
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.95
	Replacement Cost	\$139,080

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	Brick	C	1970	1970	47	A	0.95				\$139,080	35%	\$90,400	0%	100%	1.00	1.1500	\$104,000
2: Utility Shed R 01	0%	1	SV	D	1920	1920	97	P	0.95			12'x22'		80%		0%	100%	1.00	1.0000	\$0
3: Steel Grain Bin (31x21)	0%	1		C	1980	1980	37	A	0.95			31' x 21'	\$24,309	65%	\$8,510	0%	100%	1.00	1.0000	\$8,500
4: Steel Grain Bin (20x21)	0%	1		C	1980	1980	37	A	0.95			20' x 21'	\$12,999	65%	\$4,550	0%	100%	1.00	1.0000	\$4,600
5: Barn, Pole (T3) (30x60)	0%	1	T3ISO	C	1992	1992	25	A	\$12.22	0.95	\$11.40	30' x 60' x 8'	\$19,495	45%	\$10,720	0%	100%	1.00	0.6500	\$7,000
6: Barn, Pole (T3) (30x60)	0%	1	T3AW	C	1971	1971	46	A	\$14.25	0.95	\$13.86	30' x 60' x 12'	\$23,697	60%	\$9,480	0%	100%	1.00	0.6500	\$6,200

Total all pages \$130,300

Total this page \$130,300

Part of Tracts 7 & 8



Part of Tracts 7 & 8



7300 County Line Rd

Fort Wayne, IN 46818

NO
IMAGE
AVAILABLE



Property

Information

Tax Year/Pay Year:	2016 / 2017	Mortgage Company:	
Parcel Number:	02-06-07-300-002.000-049	Mtg Company Last Changed:	
Property Type:	Real	Tif:	
Tax Unit / Description:	49 - Lake	Provide Electronic Billing:	<input type="checkbox"/>
Property Class:	AGRICULTURAL - VACANT LAND	Duplicate #:	1831935
Owner of Record:	Clifford Frederick H &		

Part of Tracts 7 & 8

Berneice M L/Est & Clifford
Edwin H

Mailing Address: 712 S Johnson Rd
Columbia City, IN 46725

Homestead Credit Filed:

Over 65 Circuit Breaker:

Homestead: 0

PTRC Bus / Res: 0 / 0

Legal Description

Note: Not to be used on legal documents

Description Frl S 1/2 Sw 1/4 Sec 7	Section:	0007	Parcel Acres:	41.64
	Township:	0006	Lot Number:	
	Range:		Block/Subdivision:	

Billing

\$ 745.34

Amount Due By 11/13/2017

[View Tax Bill \(http://lowtaxinfo.com/llow/PATI/Allen/DataService/TaxBill.aspx?dup=1831935&year=2017\)](http://lowtaxinfo.com/llow/PATI/Allen/DataService/TaxBill.aspx?dup=1831935&year=2017)

[Pay Tax Bill \(http://www.allencounty.us/payments-services\)](http://www.allencounty.us/payments-services)

Detail

Part of Tracts 7 & 8

	Tax Bill	Adjustments	Balance
Spring Tax:	\$745.34	\$0.00	\$745.34
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$745.34	\$0.00	\$745.34
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$16.58	\$0.00	\$16.58
Late Fine:	\$0.00	\$0.00	\$0.00
20% Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$85.61	\$0.00	\$85.61
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker:	\$0.00	\$0.00	\$0.00
Over 65 CB:	\$0.00	\$0.00	\$0.00
Tax and Penalty:	\$0.00	\$0.00	\$1,490.68
Other Assess (+):	\$0.00	\$0.00	\$16.58
Fees (+):	\$0.00	\$0.00	\$0.00
Cert to Court (-):	\$0.00	\$0.00	\$0.00
Subtotal:	\$0.00	\$0.00	\$1,507.26
Receipts:	\$0.00	\$0.00	\$761.92
Total Due:	\$0.00	\$0.00	\$745.34
Surplus Transfer:	\$0.00	\$0.00	\$0.00
Account Balance:	\$0.00	\$0.00	\$745.34

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments	Balance Due
2017	\$761.92	\$745.34	\$0.00	\$1,507.26	\$761.92	\$745.34

Part of Tracts 7 & 8

2016	\$831.32	\$831.32	\$0.00	\$1,662.64	\$1,662.64	\$0.00
2015	\$831.32	\$831.32	\$0.00	\$1,662.64	\$1,662.64	\$0.00
2014	\$716.32	\$716.32	\$0.00	\$1,432.64	\$1,432.64	\$0.00
2013	\$664.32	\$664.32	\$0.00	\$1,328.64	\$1,328.64	\$0.00
2012	\$610.58	\$594.00	\$0.00	\$1,204.58	\$1,204.58	\$0.00
2011	\$527.58	\$511.00	\$0.00	\$1,038.58	\$1,038.58	\$0.00

Payments

↓ Payable Year	Entry Date	Payable Period	Amount Paid	Property Project
2017	05/16/2017	SPRING	\$761.92	Lock Box Payment Check Nbr FMB_BP

Tax Overview

Tax Summary

Tax Summary Item	2016	2017
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$81,200	\$77,700
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$81,200	\$77,700
2a. Minus deductions	\$0.00	\$0.00
3. Equals subtotal of net assessed value of property	\$81,200	\$77,700
3a. Multiplied by your local tax rate	2.1768	2.0287
4. Equals gross tax liability	\$1,767.56	\$1,576.29
4a. Minus local property tax credits	(\$88.89)	(\$85.61)
4b. Minus savings due to property tax cap	(\$54.67)	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
5. Total property tax liability	\$1,624.00	\$1,490.68

Assessed Values as of 04/30/2016

Land Value	\$77,700.00
Improvements	\$0.00

Part of Tracts 7 & 8

Other Assessments

Circuit Breaker

Assessment Name	Billing	Adjustments	Balance
0132945 -James T Johnson Drain	\$16.58	\$0.00	\$16.58



Exemptions / Deductions

Description	Amount
No data	
Count: 0	\$0

History

Property

Event	Date	Time	Effective ...	Create Y...	Related ...	Book	Page	Doc Nbr
No data								

Transfer

From Whom Tra...	Transfer Date	Ref Nbr	Doc Nbr	Book	Page
Clifford Edwin Harry	06/08/2010	Clifford Frederick H & Berneice	2011035091		
Clifford Edwin Harry	06/05/1989	0x2521			
Clifford Harry M &	10/05/1989	0x2520			
Reese James N & Marjorie	12/09/1987	0v9086			
Cobbs Frank F & Carolyn	04/05/1966	004634			
Prior To Tax System	31/12/1900	Z10			

Part of Tracts 7 & 8

02-06-07-300-002.000-049

Clifford Frederick H & Berneice

7300 COUNTY LINE RD

100, Vacant Land

Ag/Rural Res Homesites 01 1/2

General Information

Parcel Number
02-06-07-300-002.000-049
Local Parcel Number
18-0007-0008
Tax ID:

Ownership

Clifford Frederick H & Berneice M L/
Est & Clifford Edwin H
712 S Johnson Rd
Columbia City, IN 46725

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price	V/I
08/08/2011	Clifford Frederick H &		WD	/	\$0	
01/01/1900	CLIFFORD EDWIN HA		WD	/	\$0	

Notes

Routing Number

Property Class 100
Vacant Land

Year: 2017

Location Information

County
Allen
Township
LAKE TOWNSHIP
District 049 (Local 018)
049 LAKE (18)
School Corp 0225
NORTHWEST ALLEN COUNTY
Neighborhood 491009-049
Ag/Rural Res Homesites 01 049
Section/Plat
0073111
Location Address (1)
7300 COUNTY LINE RD
FORT WAYNE, IN 46818



FRL S 1/2 SW 1/4 SEC 7

Agricultural

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

Assessment Year	2017	2016	2015	2014	2013
Reason For Change	AA	AA	AA	AA	AA
As Of Date	03/07/2017	04/30/2016	05/20/2015	05/16/2014	05/09/2013
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$73,300	\$77,700	\$81,200	\$81,200	\$69,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$73,300	\$77,700	\$81,200	\$81,200	\$69,700
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	\$73,300	\$77,700	\$81,200	\$81,200	\$69,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$73,300	\$77,700	\$81,200	\$81,200	\$69,700
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Rolling **Flood Hazard**

Public Utilities Electricity **ERA**

Streets or Roads Unpaved **TIF**

Neighborhood Life Cycle Stage Other

Printed Tuesday, March 21, 2017

Review Group 2015

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 Elig %	Market Factor	Value
4	A	BMA	0	10.1590	0.89	\$1,850	\$1,647	\$16,732	0%	0%	1.0000	\$16,730
4	A	MRB	0	4.2000	0.81	\$1,850	\$1,499	\$6,296	0%	0%	1.0000	\$6,300
4	A	PE	0	15.8400	1.11	\$1,850	\$2,054	\$32,535	0%	0%	1.0000	\$32,540
4	A	MRB2	0	6.3000	0.77	\$1,850	\$1,425	\$8,978	0%	0%	1.0000	\$8,980
4	A	HAA	0	4.3000	1.06	\$1,850	\$1,961	\$8,432	0%	0%	1.0000	\$8,430
4	A	WA	0	0.2000	0.85	\$1,850	\$1,573	\$315	0%	0%	1.0000	\$310
82	A	ROB2	0	0.6410	1.00	\$1,850	\$1,850	\$1,186	-100%	0%	1.0000	\$0

Land Computations

Calculated Acreage	41.64
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	41.64
81 Legal Drain NV	0.00
82 Public Roads NV	0.64
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	41.00
Farmland Value	\$73,290
Measured Acreage	41.00
Avg Farmland Value/Acre	1788
Value of Farmland	\$73,310
Classified Total	\$0
Farm / Classified Value	\$73,300
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$73,300
CAP 3 Value	\$0
Total Value	\$73,300

Data Source N/A

Collector

Appraiser

Part of Tracts 7, 8 & 9



Part of Tracts 7, 8 & 9



Butt Rd

Fort Wayne, IN 46818

NO IMAGE AVAILABLE



Property

Information

Tax Year/Pay Year:	2016 / 2017	Mortgage Company:	
Parcel Number:	02-06-07-400-003.000-049	Mtg Company Last Changed:	
Property Type:	Real	Tif:	
Tax Unit / Description:	49 - Lake	Provide Electronic Billing:	
Property Class:	AGRICULTURAL - VACANT LAND	Duplicate #:	1831938
Owner of Record:	Clifford Edwin H		

Part of Tracts 7, 8 & 9

Mailing Address:

712 S Johnson Rd
Columbia City, IN 46725

Homestead Credit Filed:

Over 65 Circuit Breaker:

Homestead: 0

PTRC Bus / Res: 0 / 0

Legal Description

Note: Not to be used on legal documents

Description

S 1/2 Se 1/4 Sec 7

Section:

0007

Parcel Acres:

80

Township:

0006

Lot Number:

Range:

Block/Subdivision:

Billing

\$ 1,182.81

Amount Due By 11/13/2017

[View Tax Bill \(http://lowtaxinfo.com/llow/PATI/Allen/DataService/TaxBill.aspx?dup=1831938&year=2017\)](http://lowtaxinfo.com/llow/PATI/Allen/DataService/TaxBill.aspx?dup=1831938&year=2017)

[Pay Tax Bill \(http://www.allencounty.us/payments-services\)](http://www.allencounty.us/payments-services)

Detail

Part of Tracts 7, 8 & 9

	Tax Bill	Adjustments	Balance
Spring Tax:	\$1,153.03	\$0.00	\$1,153.03
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$1,153.03	\$0.00	\$1,153.03
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$59.56	\$0.00	\$59.56
Late Fine:	\$0.00	\$0.00	\$0.00
20% Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$132.44	\$0.00	\$132.44
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker:	\$0.00	\$0.00	\$0.00
Over 65 CB:	\$0.00	\$0.00	\$0.00
Tax and Penalty:	\$0.00	\$0.00	\$2,306.06
Other Assess (+):	\$0.00	\$0.00	\$59.56
Fees (+):	\$0.00	\$0.00	\$0.00
Cert to Court (-):	\$0.00	\$0.00	\$0.00
Subtotal:	\$0.00	\$0.00	\$2,365.62
Receipts:	\$0.00	\$0.00	\$1,182.81
Total Due:	\$0.00	\$0.00	\$1,182.81
Surplus Transfer:	\$0.00	\$0.00	\$0.00
Account Balance:	\$0.00	\$0.00	\$1,182.81

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments	Balance Due
2017	\$1,182.81	\$1,182.81	\$0.00	\$2,365.62	\$1,182.81	\$1,182.81

Part of Tracts 7, 8 & 9

2016	\$1,327.78	\$1,327.78	\$0.00	\$2,655.56	\$2,655.56	\$0.00
2015	\$1,327.78	\$1,327.78	\$0.00	\$2,655.56	\$2,655.56	\$0.00
2014	\$1,148.78	\$1,148.78	\$0.00	\$2,297.56	\$2,297.56	\$0.00
2013	\$1,068.78	\$1,068.78	\$0.00	\$2,137.56	\$2,137.56	\$0.00
2012	\$949.78	\$949.78	\$0.00	\$1,899.56	\$1,899.56	\$0.00
2011	\$820.78	\$820.78	\$0.00	\$1,641.56	\$1,641.56	\$0.00

Payments

↓ Payable Year	Entry Date	Payable Period	Amount Paid	Property Project
2017	05/16/2017	SPRING	\$1,182.81	Lock Box Payment Check Nbr FMB_BP

Tax Overview

Tax Summary

Tax Summary Item	2016	2017
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$125,800	\$120,200
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$125,800	\$120,200
2a. Minus deductions	\$0.00	\$0.00
3. Equals subtotal of net assessed value of property	\$125,800	\$120,200
3a. Multiplied by your local tax rate	2.1768	2.0287
4. Equals gross tax liability	\$2,738.41	\$2,438.50
4a. Minus local property tax credits	(\$137.71)	(\$132.44)
4b. Minus savings due to property tax cap	(\$84.70)	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
5. Total property tax liability	\$2,516.00	\$2,306.06

Assessed Values as of 04/30/2016

Land Value	\$120,200.00
Improvements	\$0.00

Part of Tracts 7, 8 & 9

Other Assessments

Assessment Name	Billing	Adjustments	Balance
0132945 -James T Johnson Drain	\$59.56	\$0.00	\$59.56

Circuit Breaker



Exemptions / Deductions

Description	Amount
-------------	--------

No data

Count: 0

\$0

History

Property

Event	Date	↓ Time	Effective	Create Y	Related	Book	Page	Doc Nbr
-------	------	--------	-----------	----------	---------	------	------	---------

No data

Transfer

From Whom Tra...	Transfer Date	↓	Ref Nbr	Doc Nbr	Book	Page
Clifford Frederick H	30/01/1999		0098-14889			
Clifford Edwin H	14/09/1987		0v8398			
Clifford Frederick H	01/06/1981		Op2060			
Johnson James W & Kathleen	07/01/1979		0m9792			
Holt Paul W & Edith	29/04/1976		0j1907			
Prior To Tax System	31/12/1900		X165			

Data Last Updated September 29, 2017

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Part of Tracts 7, 8 & 9

02-06-07-400-003.000-049

CLIFFORD EDWIN H

BUTT RD

100, Vacant Land

Ag/Rural Res Homesites 01 1/2

General Information
 Parcel Number
 02-06-07-400-003.000-049
 Local Parcel Number
 18-0007-0007
 Tax ID:

Ownership
 CLIFFORD EDWIN H
 712 S JOHNSON RD
 COLUMBIA CITY, IN 46725-9036

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price	V/I
01/08/1999	CLIFFORD EDWIN H	0	WD	98-14689	\$0	
01/01/1900	CLIFFORD FREDERI		WD	/	\$0	

Notes

Routing Number

Property Class 100
 Vacant Land

Year: 2017

Location Information

County
 Allen
 Township
 LAKE TOWNSHIP
 District 049 (Local 018)
 049 LAKE (18)
 School Corp 0225
 NORTHWEST ALLEN COUNTY
 Neighborhood 491009-049
 Ag/Rural Res Homesites 01 049
 Section/Plat
 0073111
 Location Address (1)
 BUTT RD
 FORT WAYNE, IN 46818

Legal
 S 1/2 SE 1/4 SEC 7



Agricultural

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

Year: 2017	2017	Assessment Year	2017	2016	2015	2014	2013
WIP		Reason For Change	AA	AA	AA	AA	AA
County	03/07/2017	As Of Date	03/18/2017	04/30/2016	05/20/2015	05/16/2014	05/09/2013
Valuation Method	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$113,400	Land	\$113,400	\$120,200	\$125,800	\$125,800	\$107,900
Land Res (1)	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$113,400	Land Non Res (2)	\$113,400	\$120,200	\$125,800	\$125,800	\$107,900
Land Non Res (3)	\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$113,400	Total	\$113,400	\$120,200	\$125,800	\$125,800	\$107,900
Total Res (1)	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$113,400	Total Non Res (2)	\$113,400	\$120,200	\$125,800	\$125,800	\$107,900
Total Non Res (3)	\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Computations

Calculated Acreage	80.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	80.00
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	80.00
Farmland Value	\$113,460
Measured Acreage	80.00
Avg Farmland Value/Acre	1418
Value of Farmland	\$113,440
Classified Total	\$0
Farm / Classified Value	\$113,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$113,400
CAP 3 Value	\$0
Total Value	\$113,400

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard

Rolling

Public Utilities ERA

Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage

Other

Printed Tuesday, March 21, 2017

Review Group 2015

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 Elig %	Market Factor	Value
4	A	PE	0	23.5000	1.11	\$1,850	\$2,054	\$48,269	0%	0%	1.0000	\$48,270
4	A	CA	0	4.1000	1.11	\$1,850	\$2,054	\$8,421	0%	0%	1.0000	\$8,420
4	A	BN	0	5.7000	1.02	\$1,850	\$1,887	\$10,756	0%	0%	1.0000	\$10,760
4	A	HAA	0	8.5000	1.06	\$1,850	\$1,961	\$16,669	0%	0%	1.0000	\$16,670
4	A	MRB2	0	7.9000	0.77	\$1,850	\$1,425	\$11,258	0%	0%	1.0000	\$11,260
4	A	RLB2	0	3.9000	0.94	\$1,850	\$1,739	\$6,782	0%	0%	1.0000	\$6,780
4	A	MRB	0	1.4000	0.81	\$1,850	\$1,499	\$2,099	0%	0%	1.0000	\$2,100
6	A	BMA	0	3.6000	0.89	\$1,850	\$1,647	\$5,929	-80%	0%	1.0000	\$1,190
6	A	MRB	0	1.6000	0.81	\$1,850	\$1,499	\$2,398	-80%	0%	1.0000	\$480
6	A	MSB3	0	1.8000	0.68	\$1,850	\$1,258	\$2,264	-80%	0%	1.0000	\$450
6	A	MRB2	0	2.5000	0.77	\$1,850	\$1,425	\$3,563	-80%	0%	1.0000	\$710
6	A	PE	0	15.5000	1.11	\$1,850	\$2,054	\$31,837	-80%	0%	1.0000	\$6,370

Data Source N/A

Collector

Appraiser

Part of Tract 9



Part of Tract 9



Butt Rd

Fort Wayne, IN 46818

NO
IMAGE
AVAILABLE



Property

Information

Tax Year/Pay Year:	2016 / 2017	Mortgage Company:	
Parcel Number:	02-06-08-300-010.000-049	Mtg Company Last Changed:	
Property Type:	Real	Tif:	
Tax Unit / Description:	49 - Lake	Provide Electronic Billing:	
Property Class:	AGRICULTURAL - VACANT LAND	Duplicate #:	1832206
Owner of Record:	Clifford Edwin H		

Part of Tract 9

Mailing Address:

712 S Johnson Rd
Columbia City, IN 46725

Homestead Credit Filed:**Over 65 Circuit Breaker:**

Homestead: 0

PTRC Bus / Res: 0 / 0

Legal Description

Note: Not to be used on legal documents

Description

14 A Sw 1/4 Sw 1/4 W Of Rd Ex 2a Bet Rd & Di) & Ex Tr Sec 8

Section:	0008	Parcel Acres:	9.91
Township:	0006	Lot Number:	
Range:		Block/Subdivision:	

Billing

\$ 182.26

Amount Due By 11/13/2017

[View Tax Bill \(http://lowtaxinfo.com/Illo/PATI/Allen/DataService/TaxBill.aspx?dup=1832206&year=2017\)](http://lowtaxinfo.com/Illo/PATI/Allen/DataService/TaxBill.aspx?dup=1832206&year=2017)

[Pay Tax Bill \(http://www.allencounty.us/payments-services\)](http://www.allencounty.us/payments-services)

Detail

Part of Tract 9

	Tax Bill	Adjustments	Balance
Spring Tax:	\$182.26	\$0.00	\$182.26
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$182.26	\$0.00	\$182.26
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$7.43	\$0.00	\$7.43
Late Fine:	\$0.00	\$0.00	\$0.00
20% Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$20.93	\$0.00	\$20.93
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker:	\$0.00	\$0.00	\$0.00
Over 65 CB:	\$0.00	\$0.00	\$0.00
Tax and Penalty:	\$0.00	\$0.00	\$364.52
Other Assess (+):	\$0.00	\$0.00	\$7.43
Fees (+):	\$0.00	\$0.00	\$0.00
Cert to Court (-):	\$0.00	\$0.00	\$0.00
Subtotal:	\$0.00	\$0.00	\$371.95
Receipts:	\$0.00	\$0.00	\$189.69
Total Due:	\$0.00	\$0.00	\$182.26
Surplus Transfer:	\$0.00	\$0.00	\$0.00
Account Balance:	\$0.00	\$0.00	\$182.26

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments	Balance Due
2017	\$189.69	\$182.26	\$0.00	\$371.95	\$189.69	\$182.26

Part of Tract 9

2016	\$216.34	\$199.00	\$0.00	\$415.34	\$415.34	\$0.00
2015	\$216.34	\$199.00	\$0.00	\$415.34	\$415.34	\$0.00
2014	\$188.34	\$171.00	\$0.00	\$359.34	\$359.34	\$0.00
2013	\$175.34	\$158.00	\$0.00	\$333.34	\$333.34	\$0.00
2012	\$151.00	\$145.00	\$0.00	\$296.00	\$296.00	\$0.00
2011	\$131.00	\$125.00	\$0.00	\$256.00	\$256.00	\$0.00

Payments

↓ Payable Year	Entry Date	Payable Period	Amount Paid	Property Project
2017	05/16/2017	SPRING	\$189.69	Lock Box Payment Check Nbr FMB_BP

Tax Overview

Tax Summary

Tax Summary Item	2016	2017
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$19,900	\$19,000
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$19,900	\$19,000
2a. Minus deductions	\$0.00	\$0.00
3. Equals subtotal of net assessed value of property	\$19,900	\$19,000
3a. Multiplied by your local tax rate	2.1768	2.0287
4. Equals gross tax liability	\$433.18	\$385.45
4a. Minus local property tax credits	(\$21.78)	(\$20.93)
4b. Minus savings due to property tax cap	(\$13.40)	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
5. Total property tax liability	\$398.00	\$364.52

Assessed Values as of 04/30/2016

Land Value	\$19,000.00
Improvements	\$0.00

Part of Tract 9

Other Assessments

Circuit Breaker

Assessment Name	Billing	Adjustments	Balance
0132945 -James T Johnson Drain	\$7.43	\$0.00	\$7.43



Exemptions / Deductions

Description	Amount
-------------	--------

No data

Count: 0

\$0

History

Property

Event	Date	Time	Effective	Create Y...	Related ...	Book	Page	Doc Nbr
-------	------	------	-----------	-------------	-------------	------	------	---------

No data

Transfer

From Whom Tra...	Transfer Date	Ref Nbr	Doc Nbr	Book	Page
Clifford Frederick H	08/01/1999	0098-14889			
Clifford Edwin H	14/09/1987	0v8398			
Clifford Frederick H	01/06/1981	0p2060			
Johnson James W & Edith	07/16/1979	0m9792			
Holt Paul W & Edith	09/04/1976	0j1907			
Prior To Tax System	31/12/1900	X165			

Data Last Updated September 29, 2017

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Part of Tract 9

02-06-08-300-010.000-049

CLIFFORD EDWIN H

BUTT RD

100, Vacant Land

Ag/Rural Res Homesites 01 1/2

General Information
Parcel Number
 02-06-08-300-010.000-049
Local Parcel Number
 18-0008-0008
Tax ID:

Ownership
 CLIFFORD EDWIN H
 712 S JOHNSON RD
 COLUMBIA CITY, IN 46725-9036

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price	V/I
01/08/1999	CLIFFORD EDWIN H	0	WD	98/14889	\$0	
01/01/1900	CLIFFORD FREDERI		WD	/	\$0	

Notes

Routing Number

Legal
 14 A SW 1/4 SW 1/4 W OF RD
 EX 2A BET RD & DIT & EX TR
 SEC 8

Property Class 100
 Vacant Land



Agricultural

Year: 2017

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

Year	Assessment Year	2017	2016	2015	2014	2013
WIP	Reason For Change	AA	AA	AA	AA	AA
03/07/2017	As Of Date	03/18/2017	04/30/2016	05/20/2015	05/16/2014	05/09/2013
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$17,900	Land	\$17,900	\$19,000	\$19,900	\$19,900	\$17,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$17,900	Land Non Res (2)	\$17,900	\$19,000	\$19,900	\$19,900	\$17,100
\$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
\$17,900	Total	\$17,900	\$19,000	\$19,900	\$19,900	\$17,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$17,900	Total Non Res (2)	\$17,900	\$19,000	\$19,900	\$19,900	\$17,100
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Location Information
County
 Allen
Township
 LAKE TOWNSHIP
District 049 (Local 018)
 049 LAKE (18)
School Corp 0225
 NORTHWEST ALLEN COUNTY
Neighborhood 491009-049
 Ag/Rural Res Homesites 01.049
Section/Plat
 0083111
Location Address (1)
 BUTT RD
 , IN

Land Computations

Calculated Acreage	9.91
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	9.91
81 Legal Drain NV	0.00
82 Public Roads NV	0.79
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	9.12
Farmland Value	\$17,940
Measured Acreage	9.12
Avg Farmland Value/Acre	1967
Value of Farmland	\$17,940
Classified Total	\$0
Farm / Classified Value	\$17,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$17,900
CAP 3 Value	\$0
Total Value	\$17,900

Zoning

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	A	PE	0	1.7100	1.11	\$1,850	\$2,054	\$3,512	0%	0%	1.0000	\$3,510
4	A	MRB2	0	1.1090	0.77	\$1,850	\$1,425	\$1,580	0%	0%	1.0000	\$1,580
4	A	CA	0	5.3000	1.11	\$1,850	\$2,054	\$10,886	0%	0%	1.0000	\$10,890
4	A	HAA	0	1.0000	1.06	\$1,850	\$1,961	\$1,961	0%	0%	1.0000	\$1,960
82	A	ROB2	0	0.7910	1.00	\$1,850	\$1,850	\$1,463	-100%	0%	1.0000	\$0

Market Model
 N/A

Characteristics

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

Neighborhood Life Cycle Stage
 Other

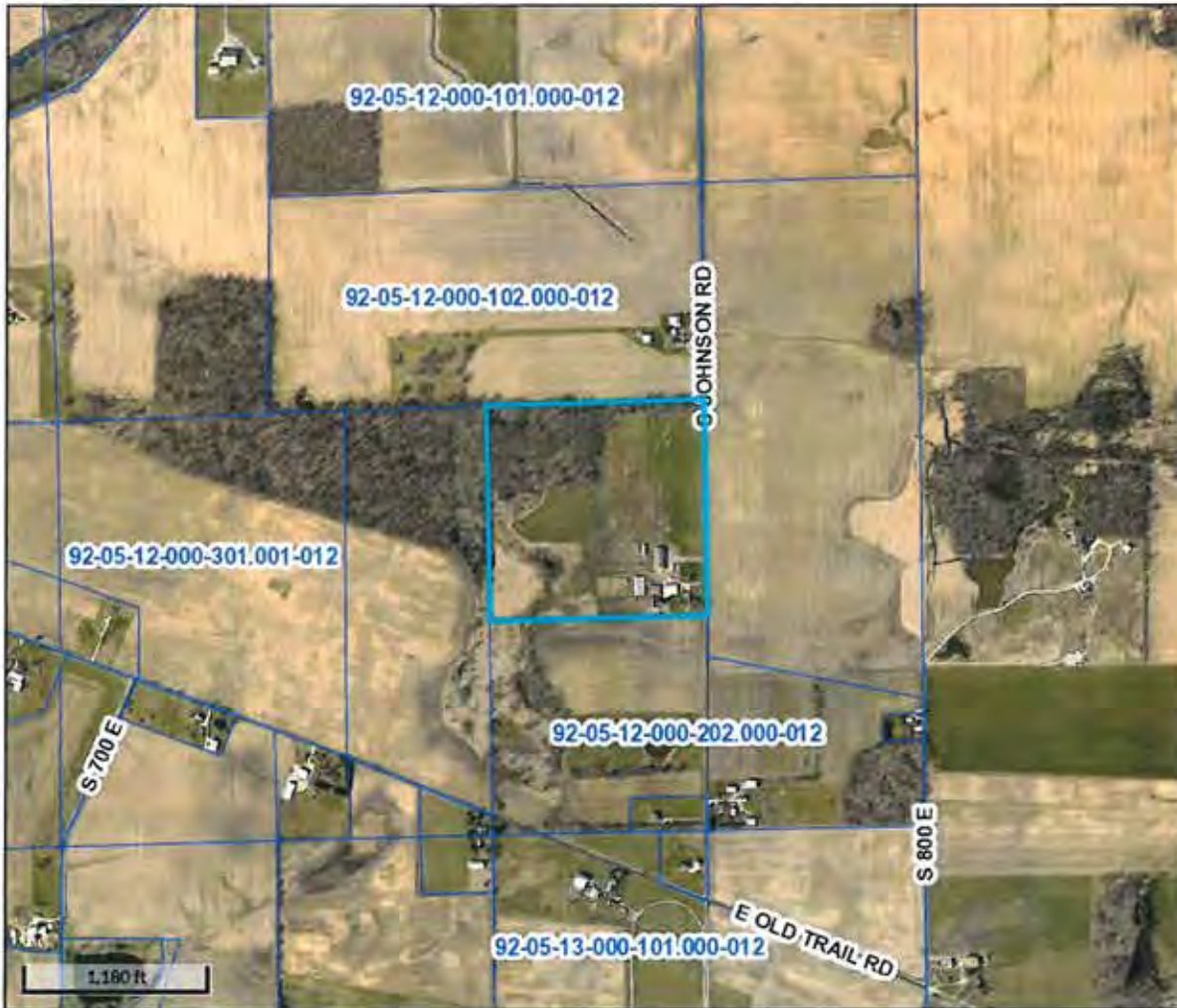
Printed Tuesday, March 21, 2017
 Review Group 2015

Data Source N/A

Collector

Appraiser

Tracts 10 - 12



Overview



Legend

- Corporate Limits
- Parcels
- State Highways
- Road Centerlines
- Lakes

Parcel ID 92-05-12-000-201.000-012
Sec/Twp/Rng 12-31-10
Property Address 712 S Johnson Rd
Columbia City

Alternate ID 9208-31-12-201
Class Cash grain/general farm
Acreage 40

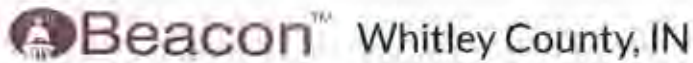
Owner Address Clifford, Edwin H
712 S Johnson Rd
Columbia City, IN 46725

District Union Township
Brief Tax Description NW4 SE4 S12 T31 R10 40A
Life Estate - Frederick & Berneice Clifford
(Note: Not to be used on legal documents)

Date created: 9/29/2017
Last Data Uploaded: 9/28/2017 7:27:50 PM

Developed by
The Schneider Corporation

Tracts 10- 12



Summary

Parcel ID 92-05-12-000-201.000-012
Alternate ID 9208-31-12-201
Property Address 712 S Johnson Rd
 Columbia City, IN 46725
Sec/Twp/Rng 12/31/10
Tax Set Union Township
Subdivision N/A
Brief Tax Description NW4 SE4 S12 T31 R10 40A Life Estate - Frederick & Berneice Clifford
 (Note: Not to be used on legal documents)
Book/Page 2011110201
Acres 40.000
Class 101 - Cash grain/general farm

Owners

Deeded Owner
 Clifford, Edwin H
 % Frederick & Berneice Clifford
 712 S Johnson Rd
 Columbia City, IN 46725

Land

Land Type	Soil ID	Actual Front	Acres	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
PUBLIC ROAD/ROW	AE		0.764			1.00	1.00		1,850.00	1,850.00	1,410.00	0	0.00
HOMESITE			1.000			1.00	1.00		18,000.00	18,000.00	18,000.00	-100%	18,000.00
TILLABLE LAND	Pw		4.885			1.11			1,850.00	2,054.00	10,030.00		10,030.00
TILLABLE LAND	BMA		7.455			0.89			1,850.00	1,647.00	12,280.00		12,280.00
TILLABLE LAND	WI		4.334			1.11			1,850.00	2,054.00	8,900.00		8,900.00
TILLABLE LAND	MvB2		3.600			0.77			1,850.00	1,425.00	5,130.00		5,130.00
TILLABLE LAND	Ms		1.249			1.15			1,850.00	2,128.00	2,660.00		2,660.00
TILLABLE LAND	Hs		0.808			0.50			1,850.00	925.00	750.00		750.00
TILLABLE LAND	MbB		0.735			1.02			1,850.00	1,887.00	1,390.00		1,390.00
TILLABLE LAND	Ht		4.261			1.11			1,850.00	2,054.00	8,750.00		8,750.00
WOODLAND	Pw		2.755			1.11			1,850.00	2,054.00	5,660.00	0 -80%	1,130.00
WOODLAND	BmB2		4.481			0.85			1,850.00	1,573.00	7,050.00	0 -80%	1,410.00
WOODLAND	BmA		0.661			0.89			1,850.00	1,647.00	1,090.00	0 -80%	220.00
WOODLAND	Hs		1.579			0.50			1,850.00	925.00	1,460.00	0 -80%	290.00
WOODLAND	Ht		0.147			1.11			1,850.00	2,054.00	300.00	0 -80%	60.00
FARM BUILDINGS	WI		1.286			1.11			1,850.00	2,054.00	2,640.00	0 -40%	1,580.00

Land Detail Value Sum 72,580.00

Residential Dwellings

Tracts 10 - 12

Label
 Card 01
 Residential Dwelling 1
 Occupancy
 Story Height 1.0
 Roofing Material: Asphalt shingles
 Attic None
 Basement Type 1/4
 Basement Rec Room None
 Finished Rooms 6
 Bedrooms 3
 Family Rooms 0
 Dining Rooms 0
 Full Baths 1; 3-Fixt.
 Half Baths 1; 2-Fixt.
 4 Fixture Baths 0; 0-Fixt.
 5 Fixture Baths 0; 0-Fixt.
 Kitchen Sinks 1; 1-Fixt.
 Water Heaters 1; 1-Fixt.
 Central Air Yes
 Primary Heat Central Warm Air
 Extra Fixtures 0
 Total Fixtures 7
 Fireplace No
 Features None
 Porches and Decks CONCP 99
 CONCP 80
 Yd Item/Spc Fture/Outbldg WOOD FRAME 576 SF
 TYPE 3 POLE BARN ALL WALLS 1976 SF
 WOOD FRAME LEAN-TO 1976 SF
 LEAN-TO 396 SF
 METAL TYPE 3 POLE BARN ALL WALLS 3584 SF
 REINFORCED CONCRETE SILO 1IT
 REINFORCED CONCRETE SILO 1IT
 REINFORCED CONCRETE SILO 1IT
 TYPE 3 POLE BARN ALL WALLS 3000 SF
 LEAN-TO 1600 SF
 TYPE 3 POLE BARN ALL WALLS 7200 SF
 LEAN-TO 315 SF
 Last Updated 6/1/2012

Construction	Floor	Base Area (sf)	Fin. Area (sf)	Value
Wood frame	1.0	1760	1760	102910
Wood frame	A	936	936	6320
Concrete block	B	484	0	16380
	Crawl	1276	0	6330

Improvements

Card 01

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Comp Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
D	DWELL	1		D+2	1964	1974	G	0.00		0	2696	139800	30	0	115	100	112500
G01	ATTGAR		WOOD FRAME		0	0	AV	27.68		27.68	24 x 24	15940	0	0	100	100	0
01	T3AW	14		C	1974	1974	AV	13.90	D	10.06	26 x 76	19880	60	0	115	100	8000
02	LEANTO	8	WOOD FRAME	C	1974	1974	AV	3.83	D	3.64	26 x 76	7190	60	0	115	100	2900
03	LEANTO	6		C	1974	1974	AV	3.10	D	2.95	18 x 22	1170	60	0	115	100	500
04	T3AW	10	METAL	C	1991	1991	AV	12.31	D	8.09	56 x 64	29000	45	0	115	100	16000
05	SILO	55	REINFORCED CONCRETE	C	1964	1964	F	33,000.00		31350	1	31350	70	0	115	100	9400
06	SILO	60	REINFORCED CONCRETE	C	1964	1964	F	34,800.00		33060	1	33060	70	0	115	100	9900
07	SILO	50	REINFORCED CONCRETE	C	1964	1964	F	43,300.00		41135	1	41140	70	0	115	100	12300
08	T3AW	10		C	1986	1986	AV	11.85		10.65	30 x 100	31950	50	0	115	100	16000
09	LEANTO	8		C	1986	1986	AV	3.83	D	3.64	16 x 100	5820	50	0	115	100	2900
10	T3AW	18		C	2002	2002	AV	10.26		10.07	60 x 120	72500	30	0	115	100	50800
11	LEANTO	8		C	2002	2002	AV	3.83	C	6.83	9 x 35	2150	30	0	115	100	1500

Tracts 10- 12

Transfer History

Transfer #	Date	Type	Instrument	Instr #	Book	Page	From	To
18158	11/10/2011	Change Ownership	Gift Warranty Deed	2011110201			Clifford, Frederick H & Berneice M (Tenants in Common)	Clifford, Edwin H
13142	2/11/2008	Change Ownership	Warranty Deed	2008020150			Clifford, Frederick H & Berneice M	Clifford, Frederick H & Berneice M (Tenants in Common)

Sales

Date	Owner 1	Owner 2	Book & Page	Amount
11/10/2011	Clifford, Frederick H & Berneice M			\$0.00
2/11/2008	CLIFFORD FREDERICK H & BERNEICE M			\$0.00

Valuation

Assessment Year		01/01/2017	01/01/2016	03/01/2015	03/01/2014	03/01/2013
Reason for Change		Annual Trend	Annual Trend	Annual Trend	Annual Trend	Annual Trend
VALUATION	Land	\$72,600	\$75,800	\$78,700	\$78,700	\$70,200
(Assessed Value)	Improvements	\$242,700	\$240,600	\$238,700	\$230,600	\$234,200
	Total	\$315,300	\$316,400	\$317,400	\$309,300	\$304,400
VALUATION	Land	\$72,600	\$75,800	\$78,700	\$78,700	\$70,200
(True Tax Value)	Improvements	\$242,700	\$240,600	\$238,700	\$230,600	\$234,200
	Total	\$315,300	\$316,400	\$317,400	\$309,300	\$304,400

Deductions

Tax Year	Deduction Type	Amount
2016 Pay 2017	Veteran Part Disability (SC)	\$24,960.00
2016 Pay 2017	Homestead - Supplemental	\$29,540.00
2016 Pay 2017	Homestead Credit/ Standard	\$45,000.00
2015 Pay 2016	Veteran Part Disability (SC)	\$24,960.00
2015 Pay 2016	Homestead - Supplemental	\$28,280.00
2015 Pay 2016	Homestead Credit/ Standard	\$45,000.00
2014 Pay 2015	Veteran Total Disability	\$12,480.00
2014 Pay 2015	Veteran Part Disability (SC)	\$24,960.00
2014 Pay 2015	Homestead - Supplemental	\$27,615.00
2014 Pay 2015	Homestead Credit/ Standard	\$45,000.00
2013 Pay 2014	Veteran Total Disability	\$12,480.00
2013 Pay 2014	Veteran Part Disability (SC)	\$24,960.00
2013 Pay 2014	Homestead - Supplemental	\$28,035.00
2013 Pay 2014	Homestead Credit/ Standard	\$45,000.00
2012 Pay 2013	Veteran Total Disability	\$12,480.00
2012 Pay 2013	Veteran Part Disability (SC)	\$24,960.00
2012 Pay 2013	Homestead - Supplemental	\$26,915.00
2012 Pay 2013	Homestead Credit/ Standard	\$45,000.00
2011 Pay 2012	Veteran Total Disability	\$12,480.00
2011 Pay 2012	Homestead - Supplemental	\$24,115.00
2011 Pay 2012	Veteran Part Disability (SC)	\$24,960.00
2011 Pay 2012	Homestead Credit/ Standard	\$45,000.00
2010 Pay 2011	Veteran Total Disability	\$12,480.00
2010 Pay 2011	Homestead - Supplemental	\$23,520.00
2010 Pay 2011	Veteran Part Disability (SC)	\$24,960.00
2010 Pay 2011	Homestead Credit/ Standard	\$45,000.00
2009 Pay 2010	Homestead - Supplemental	\$24,115.00
2009 Pay 2010	Veteran Part Disability (SC)	\$24,960.00
2009 Pay 2010	Homestead Credit/ Standard	\$45,000.00
2008 Pay 2009	Veteran Part Disability (SC)	\$24,960.00
2008 Pay 2009	Homestead - Supplemental	\$25,305.00
2008 Pay 2009	Homestead Credit/ Standard	\$45,000.00
2007 Pay 2008	Homestead Credit/ Standard	\$45,000.00
2006 Pay 2007	Homestead Credit/ Standard	\$45,000.00
2005 Pay 2006	Homestead Credit/ Standard	\$35,000.00
2004 Pay 2005	Homestead Credit/ Standard	\$35,000.00
2003 Pay 2004	Homestead Credit/ Standard	\$35,000.00
2002 Pay 2003	Homestead Credit/ Standard	\$35,000.00

Tracts 10 - 12

Tax History

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2016 Pay 2017	Property Tax Detail	Tax	1st Installment Tax	\$1,518.26	\$0.00
2016 Pay 2017	Property Tax Detail	Tax	2nd Installment Tax	\$1,518.26	\$1,518.26
2016 Pay 2017	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2016 Pay 2017	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	1st Installment Tax	\$1,552.54	\$0.00
2015 Pay 2016	Property Tax Detail	Tax	2nd Installment Tax	\$1,552.54	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2015 Pay 2016	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	1st Installment Tax	\$1,297.60	\$0.00
2014 Pay 2015	Property Tax Detail	Tax	2nd Installment Tax	\$1,297.60	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2014 Pay 2015	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	1st Installment Tax	\$1,231.22	\$0.00
2013 Pay 2014	Property Tax Detail	Tax	2nd Installment Tax	\$1,231.22	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$53.00	\$0.00
2013 Pay 2014	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	1st Installment Tax	\$1,174.48	\$0.00
2012 Pay 2013	Property Tax Detail	Tax	2nd Installment Tax	\$1,174.48	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Roach J #8 1st Installment Tax	\$0.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Roach J #8 2nd Installment Tax	\$185.26	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$41.00	\$0.00
2012 Pay 2013	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	1st Installment Tax	\$1,129.53	\$0.00
2011 Pay 2012	Property Tax Detail	Tax	2nd Installment Tax	\$1,129.53	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Roach J #8 1st Installment Tax	\$0.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Roach J #8 2nd Installment Tax	\$140.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Whitley Co Solid Waste 1st Installment Tax	\$41.00	\$0.00
2011 Pay 2012	Special Assessment Detail	Tax	Whitley Co Solid Waste 2nd Installment Tax	\$0.00	\$0.00

Total:

Tax Year	Amount	Bal Due
2016 Pay 2017	\$3,089.52	\$1,518.26
2015 Pay 2016	\$3,158.08	\$0.00
2014 Pay 2015	\$2,648.20	\$0.00
2013 Pay 2014	\$2,515.44	\$0.00
2012 Pay 2013	\$2,575.22	\$0.00
2011 Pay 2012	\$2,440.06	\$0.00

Property taxes for 2016 Pay 2017 are certified.

First installment for 2016 Pay 2017 tax is due May 10th. The second installment is due November 13th.

Payments

Detail:

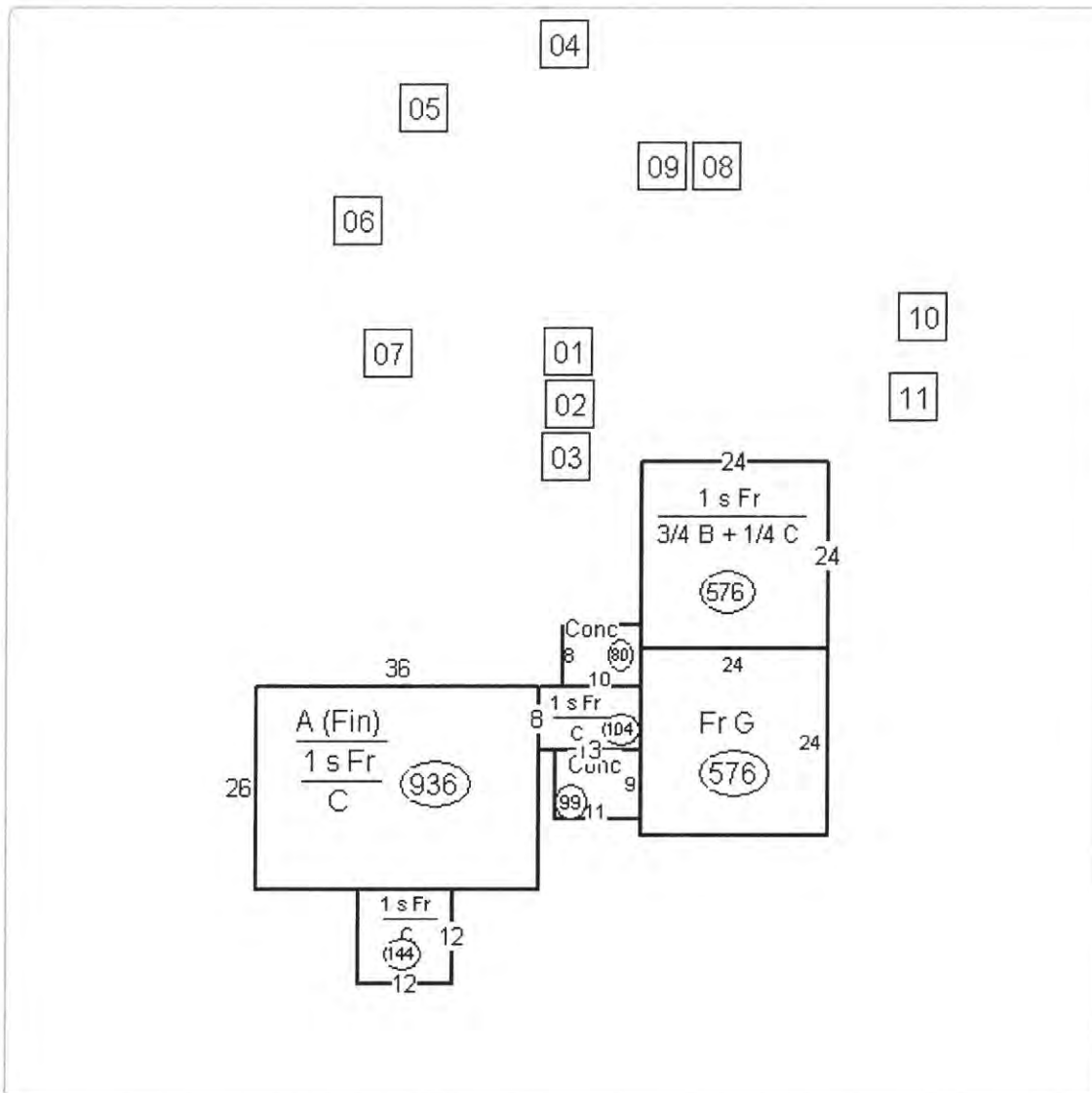
Tax Year	Payment Date	Paid By	Amount
2016 Pay 2017	5/9/2017	Clifford Farms	\$1,571.26
2015 Pay 2016	11/7/2016	Clifford Farms	\$1,552.54
2015 Pay 2016	5/2/2016	Clifford Farms	\$1,605.54
2014 Pay 2015	11/4/2015	Clifford Farms	\$1,297.60
2014 Pay 2015	5/5/2015	Clifford,Berneice	\$1,350.60
2013 Pay 2014	11/6/2014	Clifford, Edwin H/Berneice	\$1,231.22
2013 Pay 2014	5/5/2014	CLIFFORD EDWIN H	\$1,284.22
2012 Pay 2013	11/12/2013	CLIFFORD EDWIN H	\$1,359.74
2012 Pay 2013	5/8/2013	Clifford, Edwin H	\$1,215.48
2011 Pay 2012	11/13/2012	CLIFFORD EDWIN H	\$1,269.53
2011 Pay 2012	5/2/2012	CLIFFORD EDWIN H	\$1,170.53

Total:

Tax Year	Amount
2016 Pay 2017	\$1,571.26
2015 Pay 2016	\$3,158.08
2014 Pay 2015	\$2,648.20
2013 Pay 2014	\$2,515.44
2012 Pay 2013	\$2,575.22
2011 Pay 2012	\$2,440.06

Tracts 10- 12

Sketches



Whitley County and its officials, employees, agents, departments and personnel makes no representation or warranty as to the accuracy of the information and in particular its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features on this website.

Last Data Upload: 9/28/2017 7:27:50 PM



Developed by
The Schneider
Corporation

Tracts 10 - 12

Printed 04/19/2017 Card No. 1 of 1

ADMINISTRATIVE INFORMATION

Tax ID 080-030-00003100
 TRANSFER OF OWNERSHIP

OWNERSHIP
 Clifford, Edwin H
 & Frederick & Berneice Clifford
 712 S Johnson Rd
 Columbia City, IN 46725 USA

Date
 11/10/2011 Clifford, Frederick H & Berneice M Doc #: 2011110201
 02/11/2008 CLIFFORD FREDERICK H & BERNEICE M Doc #: 2008020150

NW4 SE4 S12 T31 R10 40A Life Estate - Frederick & Berneice Clifford

Property Address
 712 S Johnson Rd
 Neighborhood
 921210 UNION AG & RURAL

Property Class
 101 Agri Cash grain/general farm

FAXING DISTRICT INFORMATION
 Jurisdiction 92

Area 008 Union
 Corporation N
 District 012 Union
 Section & Plat 12
 Routing Number 9

Site Description
 Topography:
 Level

Public Utilities:
 Water, Electric
 Street or Road:
 Unpaved

Neighborhood:
 Static
 Zoning:
 40.0000
 Legal Acres:
 40.0000
 Admin Legal
 40.0000

VALUATION RECORD

Assessment Year	03/01/2011	03/01/2012	03/01/2013	03/01/2014	03/01/2015	01/01/2016	01/01/2017
Reason for Change	Trending	Trending	Annual Trend	Annual Trend	Annual Trend	Annual Trend	Annual Trend
VALUATION	I 59400	66300	70200	78700	78700	75800	72600
Appraised Value	B 219700	222100	234200	230600	238700	240600	242700
	T 279100	288400	304400	309300	317400	316400	315300
VALUATION	I 59400	66300	70200	78700	78700	75800	72600
True Tax Value	B 219700	222100	234200	230600	238700	240600	242700
	T 279100	288400	304400	309300	317400	316400	315300

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres	Depth	Factor	Rate	Rate	Value	Factor	Value
-or-	-or-	-or-	-or-	Rate	Rate	Value	Factor	Value
Actual	Effective	Effective	Depth	Rate	Rate	Value	Factor	Value
Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	Value
AE	0.7640			1850.00	1850.00	1410.00	-100%	0
1 PUBLIC ROAD/ROW	1.0000			18000.00	18000.00	18000		18000
2 HOMESITE	4.8850			1850.00	2054.00	10030		10030
3 TILLABLE LAND	7.4550			1850.00	1647.00	12280		12280
4 TILLABLE LAND	4.3340			1850.00	2054.00	8900		8900
5 TILLABLE LAND	3.6000			1850.00	1425.00	5130		5130
6 TILLABLE LAND	1.2490			1850.00	2128.00	2660		2660
7 TILLABLE LAND	0.9080			1850.00	945.00	750		750
8 TILLABLE LAND	4.2610			1850.00	1887.00	1390		1390
9 TILLABLE LAND	2.7550			1850.00	2054.00	8750		8750
10 TILLABLE LAND	4.4810			1850.00	2054.00	5660	0 -80%	1130
11 WOODLAND	0.6610			1850.00	1573.00	1410		1410
12 WOODLAND	1.5790			1850.00	1647.00	1090	0 -80%	220
13 WOODLAND	0.50			1850.00	925.00	1460	0 -80%	290
14 WOODLAND	0.1470			1850.00	2054.00	300	0 -80%	60
15 WOODLAND	1.2860			1850.00	2054.00	2640	0 -40%	1580
16 FARM BUILDINGS								

Supplemental Cards	Supplemental Cards
MEASURED ACRES	TRUE TAX VALUE
38.2360	54580
FARMLAND COMPUTATIONS	
Parcel Acreage	Measured Acreage
81 Legal Drain NV [-]	Average True Tax Value/Acre
82 Public Roads NV [-]	TRUE TAX VALUE FARMLAND
83 UT Towers NV [-]	Classified Land Total
9 Homesite(s) [-]	Homesite(s) Value (+)
91/92 Excess Acreage [-]	Excess Acreage Value (+)
TOTAL ACRES FARMLAND	Supplemental Cards
38.2360	TOTAL LAND VALUE
TRUE TAX VALUE	72600

MO:
 1/03 ADDED POLE BLDG & LEAN-TO
 p17 Corrected acreage to match legal acres & total market
 res.
 16: Reassessment 2016
 changes per reassessment

Tracts 10-12

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 25 One & 1/2 story 1951-1970
 Occupancy: Single family

Story Height: 1.0
 Finished Area: 2696
 Attic: Finished
 Basement: 1/4

ROOFING
 Material: Asphalt shingles
 Type: Gable

FLOORING
 Slab
 Sub and joists 1.0, A

EXTERIOR COVER
 Wood siding 1.0, A

INTERIOR FINISH
 Drywall 1.0

ACCOMMODATIONS
 Finished Rooms 6
 Bedrooms 3

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper
 Air Cond 0 1760 0 936

PLUMBING

#	3	2	1	1	1	1	7
3 Fixt. Baths	1	3					
2 Fixt. Baths	1	2					
Kit Sink	1	1					
Water Heat	1	1					
TOTAL							7

REMODELING AND MODERNIZATION

Amount Date

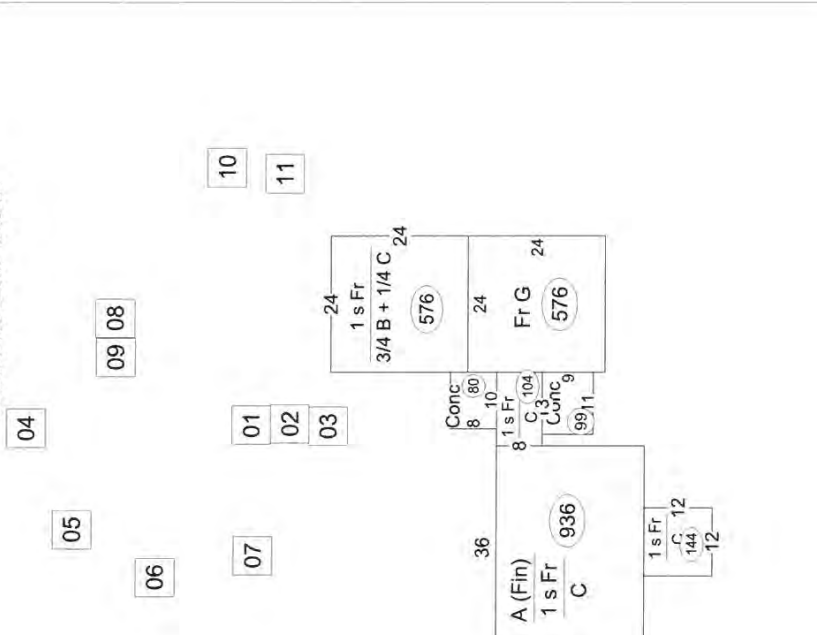
1	WOOD FRAME	Construction	Base Area	Floor Area	Sq Ft	Value
			1760	1.0	1760	102910
1	WOOD FRAME	936 Attic			936	6320
4	CONCRETE BLOCK	484 Bsmt			0	16380
		1276 Crawl			---	6330

TOTAL BASE		131940
Row Type	Adjustment	1.00%
SUB-TOTAL		131940

0 Interior Finish	8890
0 Ext Lvg Units	0
0 Basement Finish	0
0 Fireplace (s)	0
0 Heating	0
0 Air Condition	4220
0 Frame/Siding/Roof	0
0 Plumbing Fixt: 7	1600

SUB-TOTAL ONE UNIT		146650
SUB-TOTAL 0 UNITS		146650
Exterior Features	Value	
CONCP	500	
CONCP	420	
SUB-TOTAL		163510
Quality Class/Grade	D+2	
GRADE ADJUSTED VALUE		139800

(LCM: 95.00)



SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty Hgt	Const Type	Grade	Year Const	Eff Const	Year Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Obsc	Market %	Depr Adj	Comp Value	
01 : D	-3	D	DWELL	1.00															112500
02 : D	0	G01	ATTGAR	0.00	1	P+2	1964	1974	G	0.00	N	0.00	3180	139800	30	0	115	100	
03 : D	0	01	T3AW	14.00		C	1974	1974	AV	27.68	N	27.68	24x 24	15940	0	0	0	100	
04 : D	-3	02	LEANTO	8.00	1	C	1974	1974	AV	13.90	Y	10.06	26x 76	19880	60	0	100	100	
09 : D	0	03	LEANTO	6.00		C	1974	1974	AV	3.83	Y	3.64	26x 76	7190	60	0	100	100	
11 : C	3	04	T3AW	10.00	5	C	1991	1991	AV	3.10	Y	2.95	18x 22	1170	60	0	100	100	
		05	SILLO	55.00	62	C	1964	1964	F	12.31	Y	8.09	56x 64	29000	45	0	100	100	
		06	SILLO	60.00	62	C	1964	1964	F	33000	N	31350	18 16	31350	70	0	100	100	
		07	SILLO	50.00	62	C	1964	1964	F	34800	N	33060	18 16	33060	70	0	100	100	
		08	T3AW	10.00	62	C	1964	1964	F	43300	N	41135	18 24	41140	70	0	100	100	
		09	T3AW	8.00		C	1985	1986	AV	11.85	N	10.65	30x100	31950	50	0	100	100	
		10	T3AW	18.00		C	2002	2002	AV	3.83	Y	3.64	16x100	5820	50	0	100	100	
		11	LEANTO	18.00		C	2002	2002	AV	10.26	N	10.07	60x120	72500	30	0	100	100	
						C				3.83	Y	6.83	9x 35	2150	30	0	100	100	

SPECIAL FEATURES

TOTAL IMPROVEMENT VALUE		242700
Supplemental Cards		

Data Collector/Date: JS 08/14/2015
 Appraiser/Date: MBL 05/30/1995
 Neighborhood: Neigh 921210 AV
 Supplemental Cards: 242700

Tracts 13 & 14



Tract13 & 14

WELCOME TO ALLEN COUNTY, INDIANA

Leesburg Rd

Fort Wayne, IN 46818

NO
IMAGE
AVAILABLE



Property

Information

Tax Year/Pay Year:	2016 / 2017	Mortgage Company:	
Parcel Number:	02-06-17-300-001.000-049	Mtg Company Last Changed:	
Property Type:	Real	Tif:	
Tax Unit / Description:	49 - Lake	Provide Electronic Billing:	
Property Class:	AGRICULTURAL - VACANT LAND	Duplicate #:	1832471
Owner of Record:	Clifford Frederick H &		

Tracts 13 & 14

Berneice M L/Est & Clifford
Edwin H

Mailing Address: 712 S Johnson Rd
Columbia City, IN 46725

Homestead Credit Filed:

Over 65 Circuit Breaker:

Homestead: 0

PTRC Bus / Res: 0 / 0

Legal Description

Note: Not to be used on legal documents

Description

Frl 1607.17 S Of Leesburg Rd Of W 1034.8 Ft Ex W 468.25 Of N 520 Ft W 1/2 Sec 17

Section:	0017	Parcel Acres:	32.73
Township:	0006	Lot Number:	
Range:		Block/Subdivision:	

Billing

\$ 613.92

Amount Due By 11/13/2017

[View Tax Bill \(http://lowtaxinfo.com/llow/PAT/Allen/DataService/TaxBill.aspx?dup=1832471&year=2017\)](http://lowtaxinfo.com/llow/PAT/Allen/DataService/TaxBill.aspx?dup=1832471&year=2017)

[Pay Tax Bill \(http://www.allencounty.us/payments-services\)](http://www.allencounty.us/payments-services)

Detail

Tract13 & 14

	Tax Bill	Adjustments	Balance
Spring Tax:	\$613.92	\$0.00	\$613.92
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$613.92	\$0.00	\$613.92
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$24.71	\$0.00	\$24.71
Late Fine:	\$0.00	\$0.00	\$0.00
20% Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$70.52	\$0.00	\$70.52
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker:	\$0.00	\$0.00	\$0.00
Over 65 CB:	\$0.00	\$0.00	\$0.00
Tax and Penalty:	\$0.00	\$0.00	\$1,227.84
Other Assess (+):	\$0.00	\$0.00	\$24.71
Fees (+):	\$0.00	\$0.00	\$0.00
Cert to Court (-):	\$0.00	\$0.00	\$0.00
Subtotal:	\$0.00	\$0.00	\$1,252.55
Receipts:	\$0.00	\$0.00	\$638.63
Total Due:	\$0.00	\$0.00	\$613.92
Surplus Transfer:	\$0.00	\$0.00	\$0.00
Account Balance:	\$0.00	\$0.00	\$613.92

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments	Balance Due
2017	\$638.63	\$613.92	\$0.00	\$1,252.55	\$638.63	\$613.92

Tracts 13 & 14

2016	\$670.00	\$670.00	\$0.00	\$1,340.00	\$1,340.00	\$0.00
2015	\$670.00	\$670.00	\$0.00	\$1,340.00	\$1,340.00	\$0.00
2014	\$656.82	\$656.82	\$0.00	\$1,313.64	\$1,313.64	\$0.00
2013	\$532.00	\$532.00	\$0.00	\$1,064.00	\$1,064.00	\$0.00
2012	\$490.00	\$490.00	\$0.00	\$980.00	\$980.00	\$0.00
2011	\$421.00	\$421.00	\$0.00	\$842.00	\$842.00	\$0.00

Payments

↓ Payable Year	Entry Date	Payable Period	Amount Paid	Property Project
2017	05/16/2017	SPRING	\$638.63	Lock Box Payment Check Nbr FMB_BP

Tax Overview

Tax Summary

Tax Summary Item	2016	2017
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$67,000	\$64,000
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$67,000	\$64,000
2a. Minus deductions	\$0.00	\$0.00
3. Equals subtotal of net assessed value of property	\$67,000	\$64,000
3a. Multiplied by your local tax rate	2.1768	2.0287
4. Equals gross tax liability	\$1,458.46	\$1,298.36
4a. Minus local property tax credits	(\$73.34)	(\$70.52)
4b. Minus savings due to property tax cap	(\$45.12)	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
5. Total property tax liability	\$1,340.00	\$1,227.84

Assessed Values as of 04/30/2016

Land Value	\$64,000.00
Improvements	\$0.00

Tract13 & 14

Other Assessments

Assessment Name	Billing	Adjustments	Balance
0618140 - Forbing Drain	\$24.71	\$0.00	\$24.71

Circuit Breaker



Exemptions / Deductions

Description	Amount
-------------	--------

No data

Count: 0

\$0

History

Property

Event	Date	Time	Effective	Create Y...	Related ...	Book	Page	Doc Nbr
-------	------	------	-----------	-------------	-------------	------	------	---------

No data

Transfer

From Whom Tra...	Transfer Date	Ref Nbr	Doc Nbr	Book	Page
Clifford Frederick A	08/08/2011		2011035092		
Harrold Jean M	07/04/1980	00n954			
Clifford Frederick H	07/04/1960	00n953			
Clifford Harry Etal	15/07/1977	0k6187			
Prior To Tax System	19/02/1976	113241			

Data Last Updated September 29, 2017

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Tracts 13 & 14

02-06-17-300-001.000-049

Clifford Frederick H & Berneice

13700 LEESBURG RD

100, Vacant Land

Ag/Rural Res Homesites 01 1/2

General Information
Parcel Number
 02-06-17-300-001.000-049
Local Parcel Number
 18-0017-0040
Tax ID:

Ownership
 Clifford Frederick H & Berneice M L/Est
 Clifford Edwin H
 712 S Johnson Rd
 Columbia City, IN 46725

Date	Owner	Doc ID	Code	Book/Page	Sale Price	V/I
08/08/2011	Clifford Frederick H &		WD	/	\$0	I
01/01/1900	CLIFFORD FREDERI		WD	/	\$0	I

Notes

Routing Number

Legal
 FRL 1607 17 S OF LEESBURG RD
 OF W 1034.8 FT EX W 468.25 OF
 N 520 FT W 1/2 SEC 17

Property Class 100
 Vacant Land



Agricultural

Year: 2017

Assessment Year	2017	2016	2015	2014	2013
Reason For Change	AA	AA	AA	AA	AA
As Of Date	03/18/2017	04/30/2016	05/20/2015	05/16/2014	05/09/2013
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$60,400	\$64,000	\$67,000	\$67,000	\$57,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$60,400	\$64,000	\$67,000	\$67,000	\$57,500
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	\$60,400	\$64,000	\$67,000	\$67,000	\$57,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$60,400	\$64,000	\$67,000	\$67,000	\$57,500
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Location Information
County
 Allen
Township
 LAKE TOWNSHIP
District 049 (Local 018)
 049 LAKE (18)
School Corp 0225
 NORTHWEST ALLEN COUNTY
Neighborhood 491009-049
 Ag/Rural Res Homesites 01 049
Section/Plat
 0173111
Location Address (1)
 13700 LEESBURG RD
 COLUMBIA CITY, IN 46725

Land Computations

Calculated Acreage	32.73
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	32.73
81 Legal Drain NV	0.00
82 Public Roads NV	0.29
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	32.44
Farmland Value	\$60,410
Measured Acreage	32.44
Avg Farmland Value/Acre	1862
Value of Farmland	\$60,400
Classified Total	\$0
Farm / Classified Value	\$60,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$60,400
CAP 3 Value	\$0
Total Value	\$60,400

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

Zoning
Subdivision
Lot
Market Model
 N/A
Characteristics
Topography
 Level
Public Utilities
 Electricity
Streets or Roads
 Paved
Neighborhood Life Cycle Stage
 Other

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	A	RLB2	0	10.9400	0.94	\$1,850	\$1,739	\$19,025	0%	0%	1.0000	\$19,020
4	A	WH	0	6.6000	1.11	\$1,850	\$2,054	\$13,556	0%	0%	1.0000	\$13,560
4	A	WA	0	3.0000	0.85	\$1,850	\$1,573	\$4,719	0%	0%	1.0000	\$4,720
4	A	HAA	0	9.8000	1.06	\$1,850	\$1,961	\$19,218	0%	0%	1.0000	\$19,220
4	A	HAB	0	0.2000	1.06	\$1,850	\$1,961	\$392	0%	0%	1.0000	\$390
4	A	BMA	0	0.3000	0.89	\$1,850	\$1,647	\$494	0%	0%	1.0000	\$490
4	A	CA	0	1.1000	1.11	\$1,850	\$2,054	\$2,259	0%	0%	1.0000	\$2,260
4	A	MRB	0	0.5000	0.81	\$1,850	\$1,499	\$750	0%	0%	1.0000	\$750
82	A	ROB2	0	0.2900	1.00	\$1,850	\$1,850	\$537	-100%	0%	1.0000	\$00

Printed Tuesday, March 21, 2017

Review Group 2015

Data Source N/A

Collector

Appraiser

Tract 15



Tract 15



Butt Rd

Fort Wayne, IN 46818

**NO
IMAGE
AVAILABLE**



Property

Information

Tax Year/Pay Year:	2016 / 2017	Mortgage Company:	
Parcel Number:	02-06-17-300-005.000-049	Mtg Company Last Changed:	
Property Type:	Real	Tif:	
Tax Unit / Description:	49 - Lake	Provide Electronic Billing:	
Property Class:	AGRICULTURAL - VACANT LAND	Duplicate #:	1832475
Owner of Record:	Clifford Frederick H &		

Tract 15

Berneice M L/Est & Clifford
Edwin H

Mailing Address:

712 S Johnson Rd
Columbia City, IN 46725

Homestead Credit Filed:

Over 65 Circuit Breaker:

Homestead: 0

PTRC Bus / Res: 0 / 0

Legal Description

Note: Not to be used on legal documents

Description

27.79 A Irr Tr S1/2 Sw1/4 Sec 17

Section:

0017

Parcel Acres:

27.79

Township:

0006

Lot Number:

Range:

Block/Subdivision:

Billing

\$ 517.04

Amount Due By 11/13/2017

[View Tax Bill \(http://lowtaxinfo.com/llow/PATI/Allen/DataService/TaxBill.aspx?dup=1832475&year=2017\)](http://lowtaxinfo.com/llow/PATI/Allen/DataService/TaxBill.aspx?dup=1832475&year=2017)

[Pay Tax Bill \(http://www.allencounty.us/payments-services\)](http://www.allencounty.us/payments-services)

Detail

Tract 15

	Tax Bill	Adjustments	Balance
Spring Tax:	\$517.04	\$0.00	\$517.04
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$517.04	\$0.00	\$517.04
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$0.00	\$0.00	\$0.00
Late Fine:	\$0.00	\$0.00	\$0.00
20% Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$59.39	\$0.00	\$59.39
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker:	\$0.00	\$0.00	\$0.00
Over 65 CB:	\$0.00	\$0.00	\$0.00
Tax and Penalty:	\$0.00	\$0.00	\$1,034.08
Other Assess (+):	\$0.00	\$0.00	\$0.00
Fees (+):	\$0.00	\$0.00	\$0.00
Cert to Court (-):	\$0.00	\$0.00	\$0.00
Subtotal:	\$0.00	\$0.00	\$1,034.08
Receipts:	\$0.00	\$0.00	\$517.04
Total Due:	\$0.00	\$0.00	\$517.04
Surplus Transfer:	\$0.00	\$0.00	\$0.00
Account Balance:	\$0.00	\$0.00	\$517.04

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments	Balance Due
2017	\$517.04	\$517.04	\$0.00	\$1,034.08	\$517.04	\$517.04

Tract 15

2016	\$506.00	\$506.00	\$0.00	\$1,012.00	\$1,012.00	\$0.00
2015	\$506.00	\$506.00	\$0.00	\$1,012.00	\$1,012.00	\$0.00
2014	\$503.48	\$503.48	\$0.00	\$1,006.96	\$1,006.96	\$0.00
2013	\$402.00	\$402.00	\$0.00	\$804.00	\$804.00	\$0.00
2012	\$370.00	\$370.00	\$0.00	\$740.00	\$740.00	\$0.00
2011	\$318.00	\$318.00	\$0.00	\$636.00	\$636.00	\$0.00

Payments

↓ Payable Year	Entry Date	Payable Period	Amount Paid	Property Project
2017	05/16/2017	SPRING	\$517.04	Lock Box Payment Check Nbr FMB_BP

Tax Overview

Tax Summary

Tax Summary Item	2016	2017
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$50,600	\$53,900
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$50,600	\$53,900
2a. Minus deductions	\$0.00	\$0.00
3. Equals subtotal of net assessed value of property	\$50,600	\$53,900
3a. Multiplied by your local tax rate	2.1768	2.0287
4. Equals gross tax liability	\$1,101.46	\$1,093.47
4a. Minus local property tax credits	(\$55.39)	(\$59.39)
4b. Minus savings due to property tax cap	(\$34.07)	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
5. Total property tax liability	\$1,012.00	\$1,034.08

Assessed Values as of 04/30/2016

Land Value	\$53,900.00
Improvements	\$0.00

Tract 15

Other Assessments

Circuit Breaker

Assessment Name	Billing	Adjustments	Balance
No data			

Exemptions / Deductions

Description	Amount
No data	
Count: 0	\$0

History

Property

Event	Date	Time	Effective ...	Create Y...	Related ...	Book	Page	Doc Nbr
No data								

Transfer

From Whom Tra...	Transfer Date	Ref Nbr	Doc Nbr	Book	Page
Clifford Frederick A	08/06/2011		2011035092		
Clifford Frederick H	07/04/1980	00n953			
Harrold Jean M	07/04/1980	00n954			
Prior To Tax System	16/01/1975	H10340			
Schaefer Kenneth J	07/01/1975	H10341			

Tract 15

02-06-17-300-005.000-049

Clifford Frederick H & Berneice

LEESBURG RD

100, Vacant Land

Ag/Rural Res Homesites 01 1/2

General Information

Parcel Number
02-06-17-300-005.000-049
Local Parcel Number
18-0017-0036
Tax ID:

Ownership

Clifford Frederick H & Berneice M L/Est
Clifford Edwin H
712 S Johnson Rd
Columbia City, IN 46725

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price	V/I
08/08/2011	Clifford Frederick H &		WD	/	\$0	
01/01/1900	CLIFFORD FREDERI		WD	/	\$0	

Notes

Legal

27.79 A IRR TR S1/2 SW1/4
SEC 17

Routing Number

Property Class 100
Vacant Land



Agricultural

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

Year: 2017

Assessment Year	2017	2016	2015	2014	2013
Reason For Change	AA	AA	AA	AA	AA
As Of Date	03/18/2017	04/30/2016	05/20/2015	05/16/2014	05/09/2013
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$50,900	\$53,900	\$50,600	\$50,600	\$43,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$50,900	\$53,900	\$50,600	\$50,600	\$43,400
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	\$50,900	\$53,900	\$50,600	\$50,600	\$43,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$50,900	\$53,900	\$50,600	\$50,600	\$43,400
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Location Information

County
Allen
Township
LAKE TOWNSHIP
District 049 (Local 018)
049 LAKE (18)
School Corp 0225
NORTHWEST ALLEN COUNTY
Neighborhood 491009-049
Ag/Rural Res Homesites 01 049
Section/Plat
0173111
Location Address (1)
LEESBURG RD
, IN

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 Elig %	Market Factor	Value
4	A	HAA	0	4.061	1.06	\$1,850	\$1,961	\$7,964	0%	0%	1.0000	\$7,960
4	A	HAB	0	.452	1.06	\$1,850	\$1,961	\$886	0%	0%	1.0000	\$890
4	A	PE	0	1.233	1.11	\$1,850	\$2,054	\$2,533	0%	0%	1.0000	\$2,530
4	A	RLB2	0	15.733	0.94	\$1,850	\$1,739	\$27,360	0%	0%	1.0000	\$27,360
4	A	WA	0	1.715	0.85	\$1,850	\$1,573	\$2,698	0%	0%	1.0000	\$2,700
4	A	WH	0	4.582	1.11	\$1,850	\$2,054	\$9,411	0%	0%	1.0000	\$9,410
82	A		0	.014	1.00	\$1,850	\$1,850	\$26	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	27.79
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	27.79
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	27.78
Farmland Value	\$50,850
Measured Acreage	27.78
Avg Farmland Value/Acre	1831
Value of Farmland	\$50,860
Classified Total	\$0
Farm / Classified Value	\$50,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$50,900
CAP 3 Value	\$0
Total Value	\$50,900

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Rolling

Public Utilities ERA
Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage

Other
Printed Tuesday, March 21, 2017

Review Group 2015

Data Source N/A

Collector

Appraiser

Tract 16



Tract 16



W Cook Rd

Fort Wayne, IN 46818



Property

Information

Tax Year/Pay Year:	2016 / 2017	Mortgage Company:	
Parcel Number:	02-06-16-100-003.000-049	Mtg Company Last Changed:	
Property Type:	Real	Tif:	
Tax Unit / Description:	49 - Lake	Provide Electronic Billing:	
Property Class:	AGRICULTURAL - VACANT LAND	Duplicate #:	1832430
Owner of Record:	Clifford Teresa M & Edwin		

Tract 16

H

Mailing Address:

712 S Johnson Rd
Columbia City, IN 46725

Homestead Credit Filed:

Over 65 Circuit Breaker:

Homestead: 0

PTRC Bus / Res: 0 / 0

Legal Description

Note: Not to be used on legal documents

Description

62.892 A Tr W Pe NW 1/4 S of Cook Rd Sec 16 Ex Trs

Section:	0016	Parcel Acres:	24.243
Township:	0006	Lot Number:	
Range:		Block/Subdivision:	

Billing

\$ 499.78

Amount Due By 11/13/2017

[View Tax Bill \(http://lowtaxinfo.com/Illo/PATI/Allen/DataService/TaxBill.aspx?dup=1832430&year=2017\)](http://lowtaxinfo.com/Illo/PATI/Allen/DataService/TaxBill.aspx?dup=1832430&year=2017)

[Pay Tax Bill \(http://www.allencounty.us/payments-services\)](http://www.allencounty.us/payments-services)

Detail

Tract 16

	Tax Bill	Adjustments	Balance
Spring Tax:	\$499.78	\$0.00	\$499.78
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$499.78	\$0.00	\$499.78
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$18.18	\$0.00	\$18.18
Late Fine:	\$0.00	\$0.00	\$0.00
20% Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$57.40	\$0.00	\$57.40
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker:	\$0.00	\$0.00	\$0.00
Over 65 CB:	\$0.00	\$0.00	\$0.00
<hr/>			
Tax and Penalty:	\$0.00	\$0.00	\$999.56
Other Assess (+):	\$0.00	\$0.00	\$18.18
Fees (+):	\$0.00	\$0.00	\$0.00
Cert to Court (-):	\$0.00	\$0.00	\$0.00
<hr/>			
Subtotal:	\$0.00	\$0.00	\$1,017.74
Receipts:	\$0.00	\$0.00	\$517.96
Total Due:	\$0.00	\$0.00	\$499.78
Surplus Transfer:	\$0.00	\$0.00	\$0.00
Account Balance:	\$0.00	\$0.00	\$499.78

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments	Balance Due
2017	\$517.96	\$499.78	\$0.00	\$1,017.74	\$517.96	\$499.78

Tract 16

2016	\$565.21	\$565.21	\$0.00	\$1,130.42	\$1,130.42	\$0.00
2015	\$565.21	\$565.21	\$0.00	\$1,130.42	\$1,130.42	\$0.00
2014	\$488.21	\$488.21	\$0.00	\$976.42	\$976.42	\$0.00
2013	\$454.21	\$454.21	\$3,016.88	\$3,925.30	\$3,925.30	\$0.00
2012	\$1,371.31	\$1,371.31	\$274.26	\$3,016.88	\$0.00	\$0.00
2011	\$1,277.59	\$1,277.59	\$0.00	\$2,555.18	\$2,555.18	\$0.00

Payments

↓ Payable Year	Entry Date	Payable Period	Amount Paid	Property Project
2017	05/16/2017	SPRING	\$517.96	Lock Box Payment Check Nbr FMB_BP

Tax Overview

Tax Summary

Tax Summary Item	2016	2017
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$54,400	\$52,100
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$54,400	\$52,100
2a. Minus deductions	\$0.00	\$0.00
3. Equals subtotal of net assessed value of property	\$54,400	\$52,100
3a. Multiplied by your local tax rate	2.1768	2.0287
4. Equals gross tax liability	\$1,184.18	\$1,056.96
4a. Minus local property tax credits	(\$59.55)	(\$57.40)
4b. Minus savings due to property tax cap	(\$36.63)	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
5. Total property tax liability	\$1,088.00	\$999.56

Assessed Values as of 04/30/2016

Land Value	\$52,100.00
Improvements	\$0.00

Tract 16

Other Assessments

Assessment Name	Billing	Adjustments	Balance
0132945 - James T Johnson Drain	\$18.18	\$0.00	\$18.18

Circuit Breaker



Exemptions / Deductions

Description	Amount
-------------	--------

No data

Count: 0

\$0

History

Property

Event	Date	Time	Effective	Create Y	Related	Book	Page	Doc Nbr
Split (Original)	02/05/2010		12/31/2009		02-06-16-100-003.003-049			2009067041
Split (Original)	01/20/2012		12/13/2011		02-06-16-100-003.004-049			2011057857
Split (Original)	04/28/2015		03/01/2015		02-06-16-100-003.005-049			2011058377

Transfer

From Whom Tra...	Transfer Date	Ref Nbr	Doc Nbr	Book	Page
Hagan Coy Marie	15/12/2011		2011058377		
Hagan Michael & Co	02/04/2004	0004-25301			
Hagan Michael	18/08/1995	095-6289			
Hagan Michael & Lin	28/02/1993	92-13698			
Prior To Tax System	08/09/1992	092-7308			

Tract 16

02-06-16-100-003.000-049

Clifford Teresa M & Edwin H

COOK RD

100, Vacant Land

Ag/Rural Res Homesites 01 1/2

General Information

Parcel Number
02-06-16-100-003.000-049
Local Parcel Number
18-0016-0018
Tax ID:

Ownership

Clifford Teresa M & Edwin H
712 S Johnson Rd
Columbia City, IN 46725

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price	V/I
12/15/2011	Clifford Teresa M & Ed	2011058377	WD	/	\$160,000	I
04/02/2004	HAGAN COY MARIE		WD	04/25301	\$0	I
01/01/1900	HAGAN MICHAEL & C		WD	/	\$0	I

Notes

Routing Number
18-0016-0018

Property Class 100
Vacant Land

Year: 2017

Location Information

County
Allen
Township
LAKE TOWNSHIP
District 049 (Local 018)
049 LAKE (18)
School Corp 0225
NORTHWEST ALLEN COUNTY
Neighborhood 491009-049
Ag/Rural Res Homesites 01 049
Section/Plat
0163111
Location Address (1)
COOK RD
FORT WAYNE, IN 46818

Legal

82.852 A TR WPT NW 1/4 S OF
COOK RD SEC 16 EX TRS



Agricultural

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

Assessment Year	2017	2017	2016	2015	2014	2013
Reason For Change	WIP	AA	AA	AA	AA	AA
As Of Date	03/07/2017	03/18/2017	04/30/2016	05/20/2015	05/16/2014	05/09/2013
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$49,100	\$49,100	\$52,100	\$54,400	\$54,400	\$46,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$49,100	\$49,100	\$52,100	\$54,400	\$54,400	\$46,700
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	\$49,100	\$49,100	\$52,100	\$54,400	\$54,400	\$46,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$49,100	\$49,100	\$52,100	\$54,400	\$54,400	\$46,700
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

Zoning

Subdivision

Lot

Market Model
Res | LAK 491009 (70-92)

Characteristics

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

Neighborhood Life Cycle Stage
Other

Printed Tuesday, March 21, 2017

Review Group 2015

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 Elig %	Market Factor	Value
4	A	RM	0	5.942	1.28	\$1,850	\$2,368	\$14,071	0%	0%	1.0000	\$14,070
4	A	HNA	0	14.687	1.06	\$1,850	\$1,961	\$28,801	0%	0%	1.0000	\$28,800
4	A	GO	0	2.464	1.02	\$1,850	\$1,887	\$4,650	0%	0%	1.0000	\$4,650
4	A	OFA	0	1.08	0.81	\$1,850	\$1,499	\$1,619	0%	0%	1.0000	\$1,620
82	A		0	.07	1.00	\$1,850	\$1,850	\$130	-100%	0%	1.0000	\$0

Land Computations

Calculated Acreage	24.24
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	24.24
81 Legal Drain NV	0.00
82 Public Roads NV	0.07
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	24.17
Farmland Value	\$49,140
Measured Acreage	24.17
Avg Farmland Value/Acre	2033
Value of Farmland	\$49,140
Classified Total	\$0
Farm / Classified Value	\$49,100
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$49,100
CAP 3 Value	\$0
Total Value	\$49,100

Data Source N/A

Collector

Appraiser

An aerial photograph of a rural farm during autumn. The scene features a large, light-colored barn with a reddish-brown roof, two white cylindrical silos, and a stack of hay bales. The surrounding landscape is a mix of green pastures, golden-brown harvested fields, and trees with vibrant orange and yellow foliage. A paved road winds through the property. The background shows a vast, flat expanse of farmland under a clear sky.

HOME INFORMATION & DISCLOSURES

Tract 2

Schrader Real Estate and Auction Co., Inc.
P.O. Box 508, 950 North Liberty Drive, Columbia City, IN 46725
260-244-7606 or 1-800-451-2709
HOME INFORMATION

Address/Directions 5651 N. 900 E., Churubusco, IN 46723

Price: Auction _____
Terms: Cash Contract _____
Mortgage Balance _____
Reason for Selling Relocating
Age _____ Condition Good
Lot Size _____ Lot # _____
Type Property Country Residence
Construction Wood Frame
Assessed Value:
Land _____ Buildings _____
Tax Rate _____ Adjustment _____
Annual Taxes _____
Type of Heat Fuel Oil
Age _____ Avg. Elec. Cost _____
High School _____
Middle School _____
Grade School _____ Bus _____
Size Well 4" _____ Septic _____
Tub Shower
Fireplace in N/A
Insulation Wall _____ Attic _____
Storm Door
Storm Window
Siding Vinyl
Windows _____
Roof _____
Walls _____ Floors Mostly Carpet
Type Cabinets _____
Range _____ Oven _____ Refrig _____
Dishwasher _____ Disposal _____
Water Softener _____

Rooms:	1st	2nd
Living Room	<u>13'x22'</u>	
Dining Room	<u>12'x21'</u>	
Kitchen	<u>12'x21'</u>	
Bath	<u>6'x7'</u>	
Family Room	<u>N/A</u>	
Bedroom	<u>10'x13'</u>	
Bedroom	<u>10'x11'</u>	
Bedroom		
Bedroom		
Office	<u>9'x10'</u>	
Utility		
Basement Size	<u>26'x43'x7'</u>	
Square Foot Living Area	_____	
Slab	<u>Crawl</u>	
Garage	<u>18'x21'</u>	Att. <input checked="" type="checkbox"/> Det. _____
Air Conditioning	_____	
LP Tank	<u>N/A</u>	Rental _____ Owned _____
Carpeting	<u>Most Rooms</u>	
Draperies	_____	
Porch	<u>N/A</u>	Patio _____
Deck	<u>N/A</u>	
Plumbing	_____	
Wiring	_____	
Water Heater	_____	Size _____
Possession	_____	
Remarks	<u>2 bedroom, 1 bath, Living Room, Office, Dining Room, Kitchen, 1 car garage</u>	

Barn
30'x40'

Listing Realtor:
Schrader Real Estate, Inc.
Phone: 800-451-2709

Listing Agent:

Phone:

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Tract 2

5651 N 900 E, Churubusco, IN 46723

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) KJ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Edwin B. Coffey</u> Seller	<u>11-8-2017</u> Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	<u>11-8-2017</u> Date	_____ Agent	_____ Date

Tract 2



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)
November 6, 2017

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

5651 N 900 E, Churubusco, IN 46723

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	<input checked="" type="checkbox"/>				Cistern	<input checked="" type="checkbox"/>				
Clothes Dryer	<input checked="" type="checkbox"/>				Septic Field / Bed				<input checked="" type="checkbox"/>	
Clothes Washer	<input checked="" type="checkbox"/>				Hot Tub	<input checked="" type="checkbox"/>				
Dishwasher	<input checked="" type="checkbox"/>				Plumbing			<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>				Aerator System	<input checked="" type="checkbox"/>				
Freezer	<input checked="" type="checkbox"/>				Sump Pump				<input checked="" type="checkbox"/>	
Gas Grill	<input checked="" type="checkbox"/>				Irrigation Systems	<input checked="" type="checkbox"/>				
Hood	<input checked="" type="checkbox"/>				Water Heater / Electric			<input checked="" type="checkbox"/>		
Microwave Oven	<input checked="" type="checkbox"/>				Water Heater / Gas	<input checked="" type="checkbox"/>				
Oven <i>Burner out</i>		<input checked="" type="checkbox"/>			Water Heater / Solar	<input checked="" type="checkbox"/>				
Range			<input checked="" type="checkbox"/>		Water Purifier	<input checked="" type="checkbox"/>				
Refrigerator				<input checked="" type="checkbox"/>	Water Softener			<input checked="" type="checkbox"/>		
Room Air Conditioner(s)	<input checked="" type="checkbox"/>				Well <i>4"</i>			<input checked="" type="checkbox"/>		
Trash Compactor	<input checked="" type="checkbox"/>				Septic & Holding Tank/Septic Mound			<input checked="" type="checkbox"/>		
TV Antenna / <u>Dish</u>				<input checked="" type="checkbox"/>	Geothermal and Heat Pump					
Other:					Other Sewer System (Explain)	<input checked="" type="checkbox"/>				
					Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				<input checked="" type="checkbox"/>	
					Are the structures connected to a public sewer system?				<input checked="" type="checkbox"/>	
					Are there any additions that may require improvements to the sewage disposal system?				<input checked="" type="checkbox"/>	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				<input checked="" type="checkbox"/>	
					Are the improvements connected to a private/community sewer system?				<input checked="" type="checkbox"/>	
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	<input checked="" type="checkbox"/>				Attic Fan	<input checked="" type="checkbox"/>				
Burglar Alarm	<input checked="" type="checkbox"/>				Central Air Conditioning			<input checked="" type="checkbox"/>		
Ceiling Fan(s)	<input checked="" type="checkbox"/>				Hot Water Heat	<input checked="" type="checkbox"/>				
Garage Door Opener / Controls				<input checked="" type="checkbox"/>	Furnace Heat / Gas <i>Fuel Oil</i>			<input checked="" type="checkbox"/>		
Inside Telephone Wiring and Blocks / Jacks				<input checked="" type="checkbox"/>	Furnace Heat / Electric	<input checked="" type="checkbox"/>				
Intercom	<input checked="" type="checkbox"/>				Solar House-Heating	<input checked="" type="checkbox"/>				
Light Fixtures			<input checked="" type="checkbox"/>		Woodburning Stove	<input checked="" type="checkbox"/>				
Sauna	<input checked="" type="checkbox"/>				Fireplace	<input checked="" type="checkbox"/>				
Smoke / Fire Alarm(s)				<input checked="" type="checkbox"/>	Fireplace Insert	<input checked="" type="checkbox"/>				
Switches and Outlets			<input checked="" type="checkbox"/>		Air Cleaner	<input checked="" type="checkbox"/>				
Vent Fan(s)	<input checked="" type="checkbox"/>				Humidifier	<input checked="" type="checkbox"/>				
60 / 100 / 200 Amp Service (Circle one)				<input checked="" type="checkbox"/>	Propane Tank	<input checked="" type="checkbox"/>				
Generator	<input checked="" type="checkbox"/>				Other Heating Source	<input checked="" type="checkbox"/>				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 11-8-2017	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Tract 2

Property address (number and street, city, state, and ZIP code)			
5651 N 900 E, Churubusco, IN 46723			
2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			<input checked="" type="checkbox"/>
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?			<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?			<input checked="" type="checkbox"/>
If yes, how many layers? _____			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" type="checkbox"/>
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?			<input checked="" type="checkbox"/>
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.			
Signature of Seller <i>Debra D. Clifford</i>	Date (mm/dd/yy) 11-27-2017	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Tract 6

Co. Line Farm

Schrader Real Estate and Auction Co., Inc.
P.O. Box 508, 950 North Liberty Drive, Columbia City, IN 46725
260-244-7606 or 1-800-451-2709
HOME INFORMATION

Address/Directions 15020 Leesburg Road, Fort Wayne, IN 46818

Price: Auction
Terms: Cash X Contract
Mortgage Balance _____
Reason for Selling Relocating
Age _____ Condition Good
Lot Size _____ Lot # _____
Type Property Farm
Construction Wood Frame
Assessed Value:
Land _____ Buildings 2
Tax Rate _____ Adjustment _____
Annual Taxes _____
Type of Heat Electric
Age _____ Avg. Elec. Cost _____
High School _____
Middle School _____
Grade School _____ Bus _____
Size Well 6" Septic North of House
Tub Yes Shower Yes
Fireplace in N/A
Insulation Yes Wall _____ Attic _____
Storm Door Yes
Storm Window Yes
Siding _____
Windows _____
Roof Shingles
Walls _____ Floors Mostly Carpet
Type Cabinets Wood
Range _____ Oven ✓ Refrig _____
Dishwasher _____ Disposal _____
Water Softener _____

Rooms:	1st	2nd
Living Room	<u>12'x22'</u>	
Dining Room	<u>12'x21'</u>	
Kitchen	<u>12'x14'</u>	
Bath	<u>6'x9'</u>	<u>6'x8'</u>
Family Room		
Bedroom	<u>10'x13'</u>	
Bedroom	<u>11'x12'</u>	
Bedroom	<u>10'x12'</u>	
Bedroom		
Office		
Utility	<u>6'x8'</u>	
Basement Size	<u>N/A</u>	
Square Foot Living Area		
Slab	<u>N/A</u>	<u>Crawl ✓</u>
Garage	<u>22'x24'</u>	Att. <u>✓</u> Det. _____
Air Conditioning		
LP Tank	<u>N/A</u>	Rental _____ Owned _____
Carpeting	<u>Living Room, Dining Room, Bedrooms</u>	
Draperies		
Porch	<u>N/A</u>	Patio <u>N/A</u>
Deck	<u>N/A</u>	
Plumbing		
Wiring		
Water Heater		Size _____
Possession		
Remarks		

Grain Bins
7,000 bushel
4,000 bushel

Barns
61'x92' cattle barn
13'x23' outbuilding

Listing Realtor:
Schrader Real Estate, Inc.
Phone: 800-451-2709

Listing Agent:

Phone:

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

G:Forms/PrivateTreatyListings/HomeInformationSheet

Tract 6

15020 Leesburg Rd., Fort Wayne, IN 46818

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) KJ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Edward D. Clifford</u> Seller	<u>11-8-2017</u> Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	<u>11-8-2017</u> Date	_____ Agent	_____ Date

Tract 6



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)
November 8, 2017

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)
15020 Leesburg Rd., Fort Wayne, IN 46818

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	<input checked="" type="checkbox"/>				Cistern	<input checked="" type="checkbox"/>				
Clothes Dryer	<input checked="" type="checkbox"/>				Septic Field / Bed	<input checked="" type="checkbox"/>				
Clothes Washer	<input checked="" type="checkbox"/>				Hot Tub	<input checked="" type="checkbox"/>				
Dishwasher				<input checked="" type="checkbox"/>	Plumbing			<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>				Aerator System	<input checked="" type="checkbox"/>				
Freezer	<input checked="" type="checkbox"/>				Sump Pump	<input checked="" type="checkbox"/>				
Gas Grill	<input checked="" type="checkbox"/>				Irrigation Systems	<input checked="" type="checkbox"/>				
Hood	<input checked="" type="checkbox"/>				Water Heater / Electric			<input checked="" type="checkbox"/>		
Microwave Oven	<input checked="" type="checkbox"/>				Water Heater / Gas	<input checked="" type="checkbox"/>				
Oven	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		Water Heater / Solar	<input checked="" type="checkbox"/>				
Range <i>Electric</i>			<input checked="" type="checkbox"/>		Water Purifier	<input checked="" type="checkbox"/>				
Refrigerator			<input checked="" type="checkbox"/>		Water Softener			<input checked="" type="checkbox"/>		
Room Air Conditioner(s)	<input checked="" type="checkbox"/>				Well <i>6"</i>			<input checked="" type="checkbox"/>		
Trash Compactor	<input checked="" type="checkbox"/>				Septic & Holding Tank/Septic Mound			<input checked="" type="checkbox"/>		
TV Antenna / Dish				<input checked="" type="checkbox"/>	Geothermal and Heat Pump	<input checked="" type="checkbox"/>				
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				<input checked="" type="checkbox"/>	
					Are the structures connected to a public sewer system?				<input checked="" type="checkbox"/>	
					Are there any additions that may require improvements to the sewage disposal system?				<input checked="" type="checkbox"/>	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				<input checked="" type="checkbox"/>	
					Are the improvements connected to a private/community sewer system?				<input checked="" type="checkbox"/>	
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	<input checked="" type="checkbox"/>				Attic Fan			<input checked="" type="checkbox"/>		
Burglar Alarm	<input checked="" type="checkbox"/>				Central Air Conditioning	<input checked="" type="checkbox"/>				
Ceiling Fan(s) <i>1</i>			<input checked="" type="checkbox"/>		Hot Water Heat	<input checked="" type="checkbox"/>				
Garage Door Opener / Controls			<input checked="" type="checkbox"/>		Furnace Heat / Gas	<input checked="" type="checkbox"/>				
Inside Telephone Wiring and Blocks / Jacks				<input checked="" type="checkbox"/>	Furnace Heat / Electric <i>Bushboard</i>			<input checked="" type="checkbox"/>		
Intercom	<input checked="" type="checkbox"/>				Solar House-Heating	<input checked="" type="checkbox"/>				
Light Fixtures			<input checked="" type="checkbox"/>		Woodburning Stove	<input checked="" type="checkbox"/>				
Sauna	<input checked="" type="checkbox"/>				Fireplace	<input checked="" type="checkbox"/>				
Smoke / Fire Alarm(s)	<input checked="" type="checkbox"/>				Fireplace Insert	<input checked="" type="checkbox"/>				
Switches and Outlets			<input checked="" type="checkbox"/>		Air Cleaner	<input checked="" type="checkbox"/>				
Vent Fan(s) <i>1</i>			<input checked="" type="checkbox"/>		Humidifier	<input checked="" type="checkbox"/>				
60 / 100 / 200 Amp Service (Circle one)			<input checked="" type="checkbox"/>		Propane Tank	<input checked="" type="checkbox"/>				
Generator	<input checked="" type="checkbox"/>				Other Heating Source					

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Michael Clifford</i>	Date (mm/dd/yy) 11-8-2017	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Tract 6

Property address (number and street, city, state, and ZIP code) 15020 Leesburg Rd., Fort Wayne, IN 46818			
2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>8¹</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? _____			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
4. OTHER DISCLOSURES			
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents? <i>Does above garage</i>		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order? <i>None</i>			<input checked="" type="checkbox"/>
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.			
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) <i>11-2-2017</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Tract 10

Main Farm

Schrader Real Estate and Auction Co., Inc.
P.O. Box 508, 950 North Liberty Drive, Columbia City, IN 46725
260-244-7606 or 1-800-451-2709
HOME INFORMATION

Address/Directions 712 S. Johnson Road, Columbia City, IN 46725

Price: Auction _____
Terms: Cash Contract _____
Mortgage Balance _____
Reason for Selling Relocating
Age _____ Condition Good
Lot Size _____ Lot # _____
Type Property Farm
Construction Wood Frame
Assessed Value:
Land _____ Buildings 6
Tax Rate _____ Adjustment _____
Annual Taxes _____
Type of Heat Propane
Age _____ Avg. Elec. Cost _____
High School _____
Middle School _____
Grade School _____ Bus _____
Size Well 6" Septic SW of House
Tub Yes Shower Yes
Fireplace in N/A
Insulation Yes Wall _____ Attic _____
Storm Door Yes
Storm Window Yes
Siding Vinyl
Windows _____
Roof Shingle
Walls Drywall Floors _____
Type Cabinets Wood
Range Amana Oven Amana Refrig _____
Dishwasher Whirlpool Disposal _____
Water Softener _____

30'x70' Hoop Building
60'x112' Livestock Barn
38'x60' Livestock Barn

Rooms:	1st	2nd
Living Room	<u>14'x18'</u>	_____
Dining Room	<u>14'x14'</u>	_____
Kitchen	<u>12'x13'</u>	_____
Bath	_____	<u>6'x8' half bath</u>
Family Room	<u>24'x26'</u>	<u>w/bath</u>
Bedroom	_____	_____
Bedroom	<u>14'x15'</u>	_____
Bedroom	<u>14'x14'</u>	_____
Bedroom	_____	_____
Office	<u>12'x12'</u>	_____
Utility	<u>14'x14'</u>	_____
Basement Size	<u>28'x36'</u>	_____
Square Foot Living Area	_____	_____
Slab	<u>N/A</u>	<u>Crawl N/A</u>
Garage	<u>22'x24'</u>	Att. _____ Det. _____
Air Conditioning	<u>Central Air</u>	_____
LP Tank	<u>Rental X</u>	<u>Owned</u> _____
Carpeting	<u>Bedrooms, Living Room, Family Room</u>	
Draperies	_____	_____
Porch	<u>N/A</u>	Patio <u>N/A</u>
Deck	<u>N/A</u>	_____
Plumbing	_____	_____
Wiring	_____	_____
Water Heater	_____	Size _____
Possession	_____	_____
Remarks	<u>2 1/2 bath, 3 bedroom, Living Room, Family Room, Office, Dining Room, Kitchen, 2 car garage</u>	

64'x56' Livestock Barn
34'x76' Pole Building w/26'x76' Lean-to
60'x120'18' Pole Building w/48'x60' Heated Shop

Listing Realtor:
Schrader Real Estate, Inc.
Phone: 800-451-2709

Listing Agent:
Phone:

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Tract 10

712 S. Johnson Rd., Columbia City, IN 46725

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- _____
- (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- _____
- (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) KJ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Edwin H. Cofford</u>	<u>11-8-2017</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>[Signature]</u>	<u>11-8-2017</u>	_____	_____
Agent	Date	Agent	Date

Tract 10



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

November 8, 2017

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

712 S. Johnson Rd., Columbia City, IN 46725

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer	X				Septic Field / Bed	X				
Clothes Washer	X		X		Hot Tub	X				
Dishwasher			X		Plumbing			X		
Disposal	X				Aerator System	X				
Freezer	X				Sump Pump	X				
Gas Grill	X				Irrigation Systems	X				
Hood			X	X	Water Heater / Electric			X		
Microwave Oven			X		Water Heater / Gas	X				
Oven			X		Water Heater / Solar	X				
Range			X		Water Purifier	X				
Refrigerator	X				Water Softener			X		
Room Air Conditioner(s)	X				Well			X		
Trash Compactor	X				Septic & Holding Tank/Septic Mound			X		
TV Antenna / Dish			X		Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				X	
					Are the structures connected to a public sewer system?				X	
					Are there any additions that may require improvements to the sewage disposal system?				X	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				X	
					Are the improvements connected to a private/community sewer system?				X	
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	X				Attic Fan	X				
Burglar Alarm	X				Central Air Conditioning			X		
Ceiling Fan(s) (1)			X		Hot Water Heat	X				
Garage Door Opener / Controls			X		Furnace Heat / Gas Propane			X		
Inside Telephone Wiring and Blocks / Jacks			X		Furnace Heat / Electric	X				
Intercom	X				Solar House-Heating	X				
Light Fixtures			X		Woodburning Stove	X				
Sauna	X				Fireplace	X				
Smoke / Fire Alarm(s)				X	Fireplace Insert	X				
Switches and Outlets			X		Air Cleaner	X				
Vent Fan(s)	X				Humidifier	X				
60 / 100 / 200 Amp Service (Circle one)			X		Propane Tank (2) Rental - Used					
Generator	X				Other Heating Source					

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 11-8-2017	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Tract 10

Property address (number and street, city, state, and ZIP code)
712 S. Johnson Rd., Columbia City, IN 46725

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			<input checked="" type="checkbox"/>
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof? <i>2 shingles</i>			<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area? <i>one spot on Hall wall</i>	<input checked="" type="checkbox"/>		
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------



PHOTOS



TRACT 1



TRACT 1



TRACT 1



TRACTS 2 & 3



TRACT 4



TRACT 5



TRACT 6



TRACT 7



TRACT 8



TRACT 9



TRACT 9



TRACTS 10 - 12



TRACTS 13 - 15



TRACT 15



TRACT 16



TRACT 16





TRACT 6



TRACT 7



TRACT 8



TRACT 9



TRACT 9



TRACT 9



TRACT 10



TRACT 12



TRACT 15



TRACT 16



SCHRADER REAL ESTATE & AUCTION COMPANY, INC.
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