

REAL ESTATE AUCTION

Wednesday, August 25 • 6pm | Held at the Cass County Fairgrounds

INFORMATION BOOK

252⁺
acres

Offered in 7 Tracts, Combinations
and as a Whole

Cass County, Indiana



ONLINE BIDDING AVAILABLE

- Productive Farmland
- Quality Soil
- Possible Building Sites
- Mini Farm Sites
- Lots of Road Frontage

800.451.2709

www.SchraderAuction.com



SCHRADER

Real Estate and Auction Company, Inc.

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.

OWNERS: Stephen Heckard, Nancy Rhodes & Tom Heckard



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts and as a total 252± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

DEED: Seller shall provide a Warranty Deed(s).

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

CLOSING: The balance of the purchase price is due at closing, which will

take place approximately 30 days after the crops are harvested or a targeted closing date on or before November 1st, 2021. Costs for an administered closing shall be shared 50:50 between Buyer(s) & Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: At Closing – Subject to Tenant right for the 2021 growing crops.

REAL ESTATE TAXES: Buyer shall pay all 2022 due 2023 real estate taxes.

ACREAGE: All tract acreages, dimensions & proposed boundaries are approx. & have been estimated based on current legal descriptions &/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives

are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

SALE MANAGERS: Jim Hayworth • 765.427.1913, Dean Retherford • 765.427.1244 & Jimmy Hayworth

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

**WEDNESDAY, AUGUST 25, 2021
252 ACRES – LOGANSPORT, 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,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Wednesday, August 18,
2021.

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
252± Acres • Cass County, Indiana
Wednesday, August 25, 2021**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

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, August 25, 2021 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; email: auctions@schraderauction.com

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, August 18, 2021**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

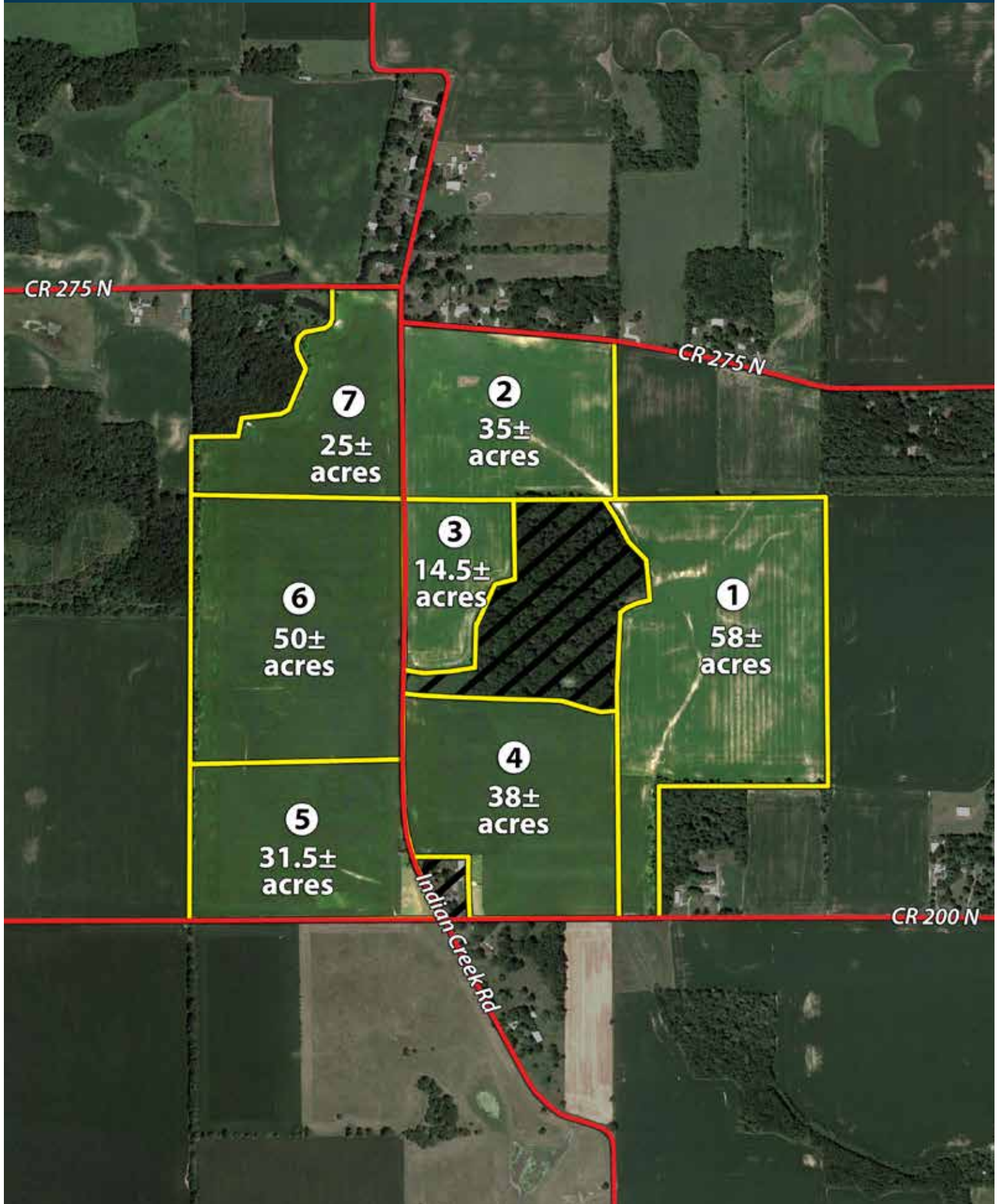
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 260-244-7606.

LOCATION & TRACT MAPS

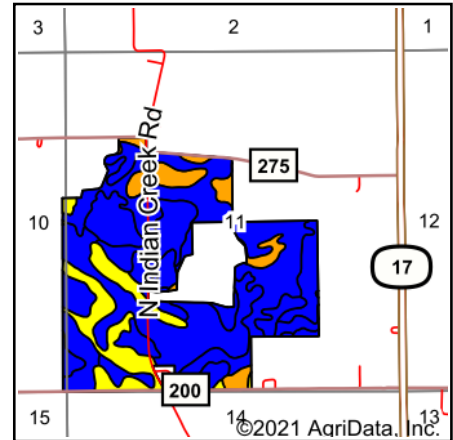
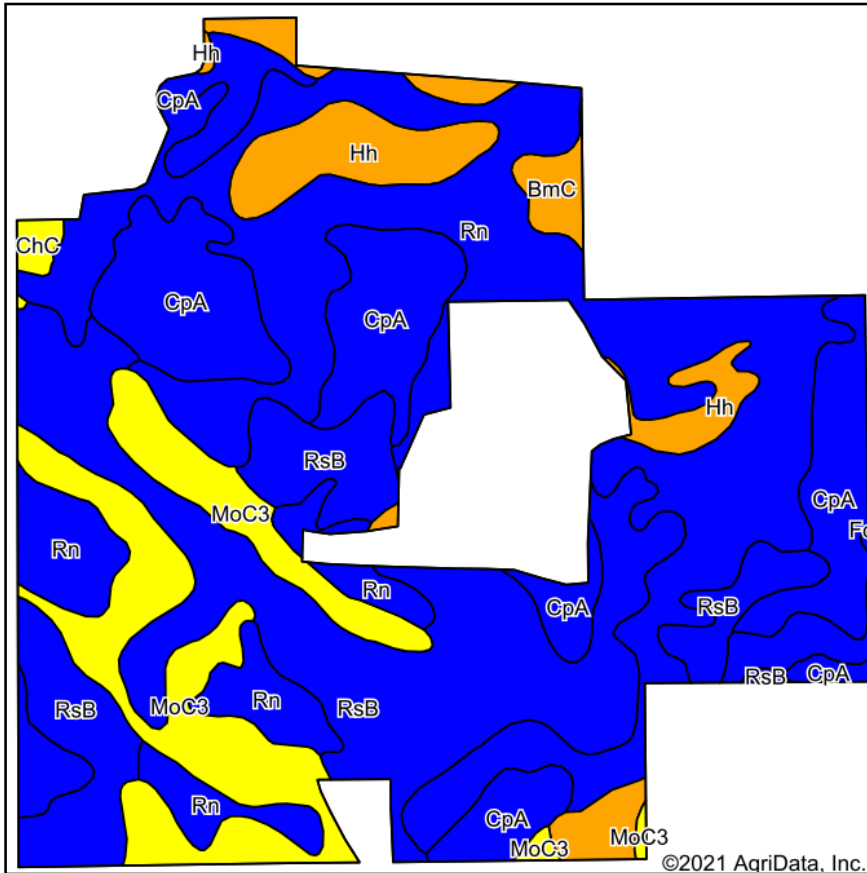
LOCATION & TRACT MAPS



MAPS

SURETY SOILS MAP

Soils Map



State: **Indiana**
 County: **Cass**
 Location: **11-27N-1E**
 Township: **Noble**
 Acres: **250.03**
 Date: **5/20/2021**










Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

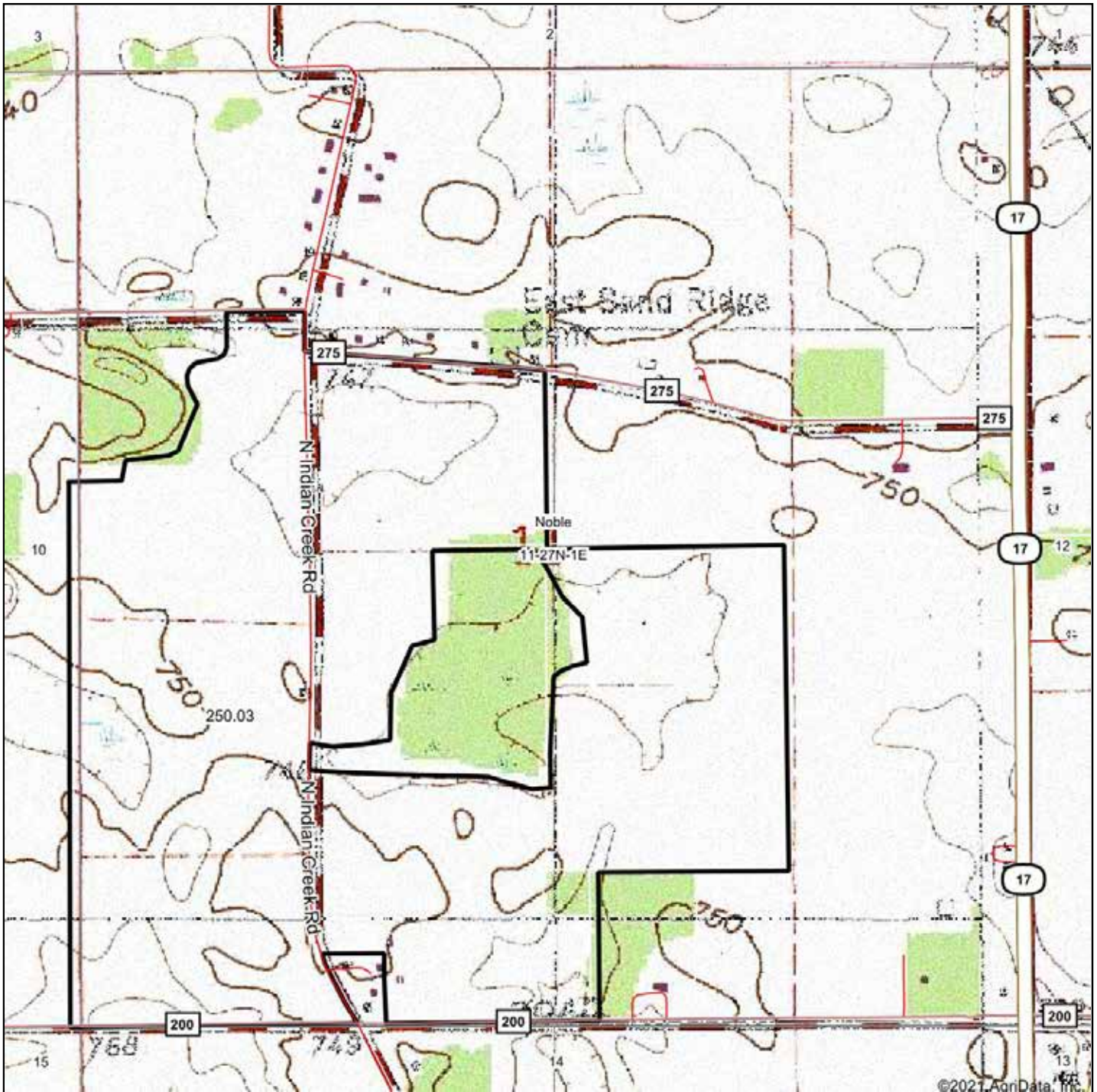
Area Symbol: IN017, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Rn	Rensselaer loam, till substratum	90.67	36.3%		Ilw	175	6	12	49	70
RsB	Riddles silt loam, 2 to 6 percent slopes	65.49	26.2%		Ile	140	5	10	49	71
CpA	Crosier loam, 0 to 3 percent slopes	43.30	17.3%		Ilw	150	5	10	49	68
MoC3	Miami clay loam, 6 to 14 percent slopes, severely eroded	29.79	11.9%		IVe	125	4	8	44	56
Hh	Houghton muck, drained	14.64	5.9%		Illw	159	5	11	42	64
BmC	Bloomfield loamy fine sand, 4 to 12 percent slopes	4.99	2.0%		Ille	85	3	6	30	38
ChC	Chelsea loamy fine sand, 4 to 12 percent slopes	1.15	0.5%		IVe	75	3	5	26	34
Weighted Average						152.4	5.2	10.4	47.5	67.1

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

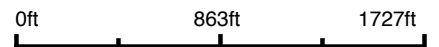
Topography Map



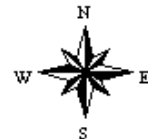
©2021 AgriData, Inc.



map center: 40° 48' 3.19, -86° 23' 1.02



11-27N-1E
Cass County
Indiana



5/20/2021



WETLANDS MAP

Wetlands Map



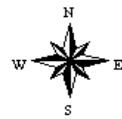
State: **Indiana**
 Location: **11-27N-1E**
 County: **Cass**
 Township: **Noble**
 Date: **5/20/2021**



Maps Provided By



© AgriData, Inc. 2021



0ft 950ft 1899ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	8.27
PFO1C	Freshwater Forested/Shrub Wetland	0.31
PSS1C	Freshwater Forested/Shrub Wetland	0.02
PUBGx	Freshwater Pond	0.02
PUBF	Freshwater Pond	0.01
PSS1A	Freshwater Forested/Shrub Wetland	0.00
Total Acres		8.63

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

SURVEY

TILE MAP & INVESTMENT COST

TILE MAP



INVESTMENT COST

Zimpleman Excavating Inc.
 2501 West State Rd 114
 Rochester, IN 46975
 574-835-0999
 gregzimpleman@hotmail.com

Invoice

Date	Invoice #
5/6/2020	1317

Bill To
John & Nancy Rhodes
<input type="text"/>

Ship To
Tom Heckard

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			5/6/2020			

Quantity	Item Code	Description	Price Each	Amount
1	03 Excavation	Initial Inspection of 2 Mains	1,000.00	1,000.00
292	18" Dual Wall		25.00	7,300.00
2	18" Adapter		31.80	63.60
3	18" Split Coupler		21.00	63.00
122.04	Stone	#8	16.00	1,952.64
19.5	03 Excavation	Excavation of Main	250.00	4,875.00
8	03 Excavation	Bulldozer to finish grade	175.00	1,400.00
2	18" Dual Wall T		137.64	275.28
7.9	03 Excavation	Excavation of front main	250.00	1,975.00
2	18" Dual Wall T		137.64	275.28
11	18" Split Coupler		21.00	231.00
1	18" Adapter		31.80	31.80
80	15" Dual Wall Tile		17.50	1,400.00
29	Labor	2 laborers in cut	65.00	1,885.00
2	18" 18" x 15" Redu...		117.00	234.00
8	15" Split Coupler		12.50	100.00
2	15" Adapter		14.75	29.50
1	15" Snap End Cap		22.50	22.50
4.9	Skidsteer Hours		95.00	465.50
20	12" Tile		13.50	270.00
1	15" 15" x 12" Redu...		16.25	16.25
1	12" 12" x 10" Redu...		9.85	9.85
1	18" 18" x 15" x 12"...		117.00	117.00
			Total	\$23,992.20

pd 6/1/2020

FSA INFORMATION

FSA INFORMATION

USDA Farm 7759 Tract 21662
 Administered by: Cass County, Indiana

Map prepared on: 3/5/2021
 284 Tract acres
 241.19 Cropland acres
 0 CRP acres

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2021-03-05 11:09:55

Wetland Determination Identifiers:
 ● Restricted Use
 ▼ Limited Restrictions *Cass Co., IN*
 ■ Exempt from Conservation Compliance Provisions

□ CRP
 □ CLU

CLU	Acres	HEL	LC	Contract	Prac	Yr	Cl
1	53.07	N	2				Y
3	1.58	U	10				N
4	1.25	U	10				N
5	13.52	U	10				N
6	23.56	U	10				N
7	2.9	U	10				N
8	40.96	N	2				Y
9	44.53	N	2				Y
10	73.23	N	2				Y
11	29.4	H	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

FSA INFORMATION

INDIANA
CASS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7759
Prepared : 5/14/21 9:23 AM
Crop Year : 2021

DCP Crop Data

Tract 21662 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	51.82	0.00	48
Corn	123.07	0.00	155
Soybeans	62.01	0.00	46
TOTAL	236.90	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

PROPERTY REPORT CARDS

PROPERTY REPORT CARDS

Tract 1

09-06-11-400-056.000-017

Heckard, Stephen D & Rhodes, N

100, Vacant Land

INDIAN CREEK RD

Noble Pioneer Acreage

Parcel Number
09-06-11-400-056.000-017

Owner
Heckard, Stephen D & Heckard, Donald

Doc ID Code Book/Page Adj Sale Price VII
WR / \$0

Notes
8/12/2019 20SP: SPLIT 2.152 A (WOODS) TO 14-09-057-086 - LAND USE EDIT

Local Parcel Number
01408057056

Date
12/05/2013

Transfer of Ownership

1/2

Tax ID:

Legal

Routing Number
06-11-000-045

Property Class 100
Vacant Land

Year: 2021

Assessment Year

Reason For Change
WIP

2018

County

As Of Date
02/05/2021

Valuation Method
Indiana Cost Mod

Trending

Township

Equalization Factor
1.0000

Notice Required

Split

NOBLE TOWNSHIP

Valuation Factor
1.0000

Indiana Cost Mod

04/18/2019

District 017 (Local 014)

Land
\$49,300

Land Res (1)
\$0

Indiana Cost Mod

NOBLE TOWNSHIP-Pioneer Regio

Land Non Res (2)
\$49,300

Land Non Res (3)
\$0

Indiana Cost Mod

School Corp 0775

Improvement
\$0

Imp Res (1)
\$0

Indiana Cost Mod

PIONEER REGIONAL

Imp Non Res (2)
\$0

Imp Non Res (3)
\$0

Indiana Cost Mod

Neighborhood 9140001-017

Total
\$49,300

Total Res (1)
\$0

Indiana Cost Mod

Noble Pioneer Acreage

Total Non Res (2)
\$49,300

Total Non Res (3)
\$0

Indiana Cost Mod

Section/Plat
0011

Land Pricing Soil
Act Front

Size Factor

Rate

Location Address (1)
INDIAN CREEK RD

Adj. Rate

Ext. Value

Res Market Value

LOGANSFORT, IN 46947

Base Lot: Res 0' X 0', Cl 0' X 0'

Standard Depth: Res 120', Cl 120'

Factor

Zoning

Act Front

Size Factor

Rate

Subdivision

Act Front

Size Factor

Rate

Lot

Act Front

Size Factor

Rate

Market Model
9140001 - Res

Act Front

Size Factor

Rate

Topography
Rolling

Act Front

Size Factor

Rate

Public Utilities
Gas, Electricity

Act Front

Size Factor

Rate

Streets or Roads
Paved

Act Front

Size Factor

Rate

Neighborhood Life Cycle Stage
Static

Act Front

Size Factor

Rate

Printed
Thursday, May 20, 2021

Act Front

Size Factor

Rate

Review Group
2018

Act Front

Size Factor

Rate

Collector
10/29/2018

Act Front

Size Factor

Rate

Appraiser
01/01/1900

Act Front

Size Factor

Rate

Assessment Year	2021	2020	2019	2018
Reason For Change	WIP	Trending	Trending	Trending
As Of Date	02/05/2021	04/15/2021	08/14/2019	01/01/2018
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$49,300	\$49,300	\$59,700	\$64,700
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$49,300	\$49,300	\$59,700	\$64,700
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$49,300	\$49,300	\$59,700	\$64,700
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$49,300	\$49,300	\$59,700	\$64,700
Total Non Res (3)	\$0	\$0	\$0	\$0

Land Pricing Soil Type	Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Value
4	A	CpA	0	6.386	1.02	\$1,316	0%	\$8,400
4	A	Hh	0	3.293	1.11	\$1,432	0%	\$4,716
4	A	Rn	0	21.105	1.23	\$1,587	0%	\$33,490
4	A	Rsb	0	2.064	1.02	\$1,316	0%	\$2,720

Market Model	9140001 - Res
Parcel Acreage	32.85
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	32.85
Farmland Value	\$49,330
Measured Acreage	32.85
Avg Farmland Value/Acre	1502
Value of Farmland	\$49,340
Classified Total	\$0
Farm / Classified Value	\$49,300
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$49,300
CAP 3 Value	\$0
Total Value	\$49,300

Land Computations	32.85
Calculated Acreage	32.85
Actual Frontage	0
Developer Discount	<input type="checkbox"/>

Land Data (Standard Depth: Res 120', Cl 120')	Res 120', Cl 120'	Base Lot: Res 0' X 0', Cl 0' X 0'
Land Pricing Soil Type	Method ID	Act Front
4	A	CpA
4	A	Hh
4	A	Rn
4	A	Rsb

Characteristics	Topography	Flood Hazard
Rolling	<input type="checkbox"/>	ERA
Public Utilities	Gas, Electricity	<input type="checkbox"/>
Streets or Roads	Paved	TIF
Neighborhood Life Cycle Stage	Static	<input type="checkbox"/>

Review Group	2018	Collector	10/29/2018	KM	Appraiser	01/01/1900
Printed	Thursday, May 20, 2021					

PROPERTY REPORT CARDS

Tract 1

09-06-11-400-025-000-017

100, Vacant Land

Heckard, Stephen D & Rhodes, N 200 N

Noble Pioneer Acreage

Parcel Number
09-06-11-400-025-000-017

Local Parcel Number
01408057025

Tax ID:

Owner
Heckard, Stephen D &
Heckard, Donald H

Date
12/05/2013
01/01/1900

Doc ID Code
WR /
WR /

Book/Page
/ /

Adj Sale Price
\$0 /
\$0 /

V/L
1 /
1 /

Ownership
Heckard, Stephen D & Rhodes, Nancy
993 W 275 N
Logansport, IN 46947

Transfer of Ownership

General Information
Routing Number
06-11-000-043

Property Class
Vacant Land

Year: 2021

Notes
1/28/2020 206H EDITED LAND USE

1/1/1900 13RE: REMOVED GARAGE THAT WAS LISTED ON THIS PARCEL/IT ACTUALLY SAT ON ANOTHER PARCE BUT IS GONE NOW

Legal
N1/5 S5/16 W1/2 Sec1/4 11 27 1e 5a

Location Information
County
Cass

Township
NOBLE TOWNSHIP

District 017 (Local 014)

NOBLE TOWNSHIP--Pioneer Regio

School Corp 0775

PIONEER REGIONAL

Neighborhood 9140001-017

Noble Pioneer Acreage

Section/Plat
0011

Location Address (1)
200 N
LOGANSFORT, IN 46947

Characteristics
Topography
Level

Flood Hazard
ERA

Public Utilities
Gas, Electricity

Streets or Roads
Paved

TIF

Neighborhood Life Cycle Stage
Static

Printed
Thursday, May 20, 2021

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

Assessment Year	2021	2020	2019	2018	2017
Reason For Change	WIP	Trending	Trending	Trending	Trending
As Of Date	02/05/2021	04/06/2020	04/16/2021	01/01/2018	01/01/2017
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$7,000	\$6,900	\$8,200	\$8,400	\$9,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$7,000	\$6,900	\$8,200	\$8,400	\$9,700
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	\$7,000	\$6,900	\$8,200	\$8,400	\$9,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$7,000	\$6,900	\$8,200	\$8,400	\$9,700
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Elig %	Res Market Factor	Value
4 A Hh	0	1.712	\$1,290	\$1,432	\$2,452	0%	0%	1.0000	\$2,450
4 A MoC3	0	0.257	\$1,290	\$993	\$255	0%	0%	1.0000	\$260
4 A Rn	0	1.454	\$1,290	\$1,587	\$2,307	0%	0%	1.0000	\$2,310
4 A RSB	0	1.577	\$1,290	\$1,316	\$2,075	0%	0%	1.0000	\$2,080
82 A H2O	0	0.096	\$1,290	\$645	\$62	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage 5.10

Actual Frontage 0

Developer Discount

Parcel Acreage 5.00

81 Legal Drain NV 0.00

82 Public Roads NV 0.10

83 UT Towers NV 0.00

9 Homesite 0.00

91/92 Acres 0.00

Total Acres Farmland 4.90

Farmland Value \$7,100

Measured Acreage 5.00

Avg Farmland Value/Acre 1420

Value of Farmland \$6,960

Classified Total \$0

Farm / Classified Value \$7,000

Homesite(s) Value \$0

91/92 Value \$0

Supp. Page Land Value \$0

CAP 1 Value \$7,000

CAP 2 Value \$0

CAP 3 Value \$0

Total Value \$7,000

Data Source Estimated

Collector 10/29/2018

Appraiser 01/01/1900

Review Group 2018

PROPERTY REPORT CARDS

Tract 2

Noble Pioneer Acreage 1/2

General Information
 09-06-11-200-026-000-017
 Parcel Number 993 W 275 N
 Local Parcel Number 01408057026
 Tax ID: SE 1/4 NW 1/4 11 27 1E 33A
 Heckard, Stephen D & Rhodes, N
 100, Vacant Land
 INDIAN CREEK RD
 Transfer of Ownership
 Owner Heckard, Stephen D & Heckard, Donald H
 Date 12/05/2013 01/01/1900
 Doc ID Code Book Page Adj Sale Price V/I
 WR / \$0 /
 WR / \$0 /

Ownership
 Heckard, Stephen D & Rhodes, Nancy
 993 W 275 N
 Logansport, IN 46947

Location Information
 Year: 2021
 County Cass
 Township NOBLE TOWNSHIP
 District 017 (Local 014)
 NOBLE TOWNSHIP-Pioneer Regio
 School Corp 0775
 PIONEER REGIONAL
 Neighborhood 9140001-017
 Noble Pioneer Acreage
 Section/Plat 0011
 Location Address (1)
 INDIAN CREEK RD
 LOGANSPORT, IN 46947

Legal
 SE 1/4 NW 1/4 11 27 1E 33A

Assessment Year
 2021
 Reason For Change WIP
 As Of Date 02/05/2021
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000
 Notice Required

Assessment Year
 2020
 Reason For Change Trending
 As Of Date 04/06/2020
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000
 Notice Required

Assessment Year
 2017
 Reason For Change Trending
 As Of Date 01/01/2017
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000
 Notice Required

Land Pricing Method ID	Soil	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	A BmC	0	4.153	\$1,290	\$645	\$2,679	0%	0%	1.0000	\$2,680
4	A CpA	0	4.839	\$1,290	\$1,316	\$6,368	0%	0%	1.0000	\$6,370
4	A Hh	0	6.472	\$1,290	\$1,432	\$9,268	0%	0%	1.0000	\$9,270
4	A Rn	0	19.536	\$1,290	\$1,587	\$31,004	0%	0%	1.0000	\$31,000
82	A H2O	0	0.920	\$1,290	\$645	\$593	-100%	0%	1.0000	\$0
Total										
Land Res (1)		\$48,000		\$47,600		\$53,400		\$55,100		\$63,400
Total Non Res (2)		\$48,000		\$47,600		\$53,400		\$55,100		\$63,400
Total Non Res (3)		\$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		\$48,000		\$47,600		\$53,400		\$55,100		\$63,400
Total Res (1)		\$0		\$0		\$0		\$0		\$0
Total Non Res (2)		\$48,000		\$47,600		\$53,400		\$55,100		\$63,400
Total Non Res (3)		\$0		\$0		\$0		\$0		\$0

Land Computations
 Calculated Acreage 35.92
 Actual Frontage 0
 Developer Discount

Parcel Acreage
 81 Legal Drain NV 35.00
 82 Public Roads NV 0.92
 83 UT Towers NV 0.00
 9 Homestead 0.00
 91/92 Acres 0.00
 Total Acres Farmland 34.08
 Farmland Value \$49,320
 Measured Acreage 35.00
 Avg Farmland Value/Acre 1409
 Value of Farmland \$48,020
 Classified Total \$0
 Farm / Classified Value \$48,000
 Homestead(s) Value \$0
 91/92 Value \$0
 Supp. Page Land Value \$0
 CAP 1 Value \$48,000
 CAP 2 Value \$0
 CAP 3 Value \$0
Total Value \$48,000

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Characteristics
 Flood Hazard
 Public Utilities ERA
 Gas, Electricity
 Streets or Roads TIF
 Paved
 Neighborhood Life Cycle Stage
 Static
 Printed Thursday, May 20, 2021
 Review Group 2018
 Data Source Estimated
 Collector 10/29/2018 KM
 Appraiser 01/01/1900

PROPERTY REPORT CARDS

Tract 3

09-06-11-300-020.000-017

Heckard, Stephen D & Rhodes, N

100, Vacant Land

Noble Pioneer Acreage

Parcel Number
09-06-11-300-020.000-017

Owner
Heckard, Stephen D & Rhodes, Nancy
993 W 275 N
Logansport, IN 46947

Transfer of Ownership
Doc ID Code Book/Page Adj Sale Price V/I
WR / \$0
WR / \$0

General Information
Local Parcel Number
01408057020

Tax ID:

Date
12/05/2013

Legal
Pl N 1/4 Sw 1/4 11 27 1e N P1.518 E 1/2 Sw 11 27
1e 21, 336A 08-057-021

Routing Number
06-11-000-037

Property Class
Vacant Land

Assessment Year
2021

Reason For Change
WIP

Location Information
County
Cass

Year: 2021

As Of Date
02/05/2021

Valuation Method
Indiana Cost Mod

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

Assessment Year	2021	2020	2019	2018
Reason For Change	WIP	Trending	Split	Trending
As Of Date	02/05/2021	04/15/2021	08/14/2019	04/18/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$28,600	\$28,600	\$34,600	\$43,600
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$28,600	\$28,600	\$34,600	\$43,600
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$28,600	\$28,400	\$42,300	\$43,600
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$28,600	\$28,400	\$42,300	\$43,600
Total Non Res (3)	\$0	\$0	\$0	\$0

Section/Plat
0011

Location Address (1)
INDIAN CREEK RD
LOGANSPORT, IN 46947

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing	Soil	Act	Size	Factor	Rate	Adj.	Ext.	Res	Market	Value
Type	Method ID	Front				Rate	Value	Infli. %	Factor	
4	A	CpA	0	6.806	1.02	\$1,316	\$8,957	0%	1.0000	\$8,960
4	A	Hh	0	.215	1.11	\$1,290	\$308	0%	1.0000	\$310
4	A	MoC3	0	.969	0.77	\$993	\$962	0%	1.0000	\$960
4	A	Rn	0	5.715	1.23	\$1,587	\$9,070	0%	1.0000	\$9,070
4	A	Rsb	0	7.631	1.02	\$1,290	\$10,042	0%	1.0000	\$10,040
82	A	H2O	0	.548	0.50	\$645	\$353	-100%	1.0000	\$0

Market Model
9140001 - Res

Characteristics
Topography
Rolling
Flood Hazard

Public Utilities
Gas, Electricity
ERA

Streets or Roads
Paved
TIF

Neighborhood Life Cycle Stage
Static
Printed
Thursday, May 20, 2021

Review Group
2018

Data Source
Estimated

Collector
10/29/2018

KM

Appraiser
01/01/1900

Calculated Acreage
21.88

Actual Frontage
0

Developer Discount

Parcel Acreage
21.34

81 Legal Drain NV
0.00

82 Public Roads NV
0.55

83 UT Towers NV
0.00

9 Homesite
0.00

91/92 Acres
0.00

Total Acres Farmland
20.79

Farmland Value
\$29,340

Measured Acreage
21.34

Avg Farmland Value/Acre
1375

Value of Farmland
\$28,580

Classified Total
\$0

Farm / Classified Value
\$28,600

Homesite(s) Value
\$0

91/92 Value
\$0

Supp. Page Land Value
\$0

CAP 1 Value
\$28,600

CAP 2 Value
\$0

CAP 3 Value
\$0

Total Value
\$28,600

PROPERTY REPORT CARDS

Tract 4

09-06-11-300-022.000-017

General Information

Parcel Number
09-06-11-300-022.000-017
Local Parcel Number
01408057022

Tax ID:

Routing Number
06-11-000-041

Property Class 100
Vacant Land

Year: 2021

Location Information

County
NOBLE TOWNSHIP
District 017 (Local 014)
NOBLE TOWNSHIP-Pioneer Regio
School Corp 0775
PIONEER REGIONAL

Neighborhood 9140001-017
Noble Pioneer Acreage
Section/Plat
0011

Location Address (1)
200 N
LOGANSFORT, IN 46947

Heckard, Stephen D & Rhodes, N 200 N

Ownership

Heckard, Stephen D & Rhodes, Nancy
993 W 275 N
Logansport, IN 46947

Owner

12/05/2013 Heckard, Stephen D &
01/01/1900 Heckard, Donald H

100, Vacant Land

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price VII
WR / \$0
WR / \$0

Noble Pioneer Acreage 1/2

Notes

12/28/2020 206H: EDITED LAND USE
12/23/2014 129H: adjusted land sd avs
12/23/2014 129H: O IS FOR CONTIGUOUS
W/1408057019
12/23/2014 13G: REMOVED 20x40 T31SO FOR 12
PAY 13 - WAS NOTIFIED DEC 2011
MEMO WAS PUT IN WRONG - #9 T3AW HAS
CONCRETE FLOOR
12/23/2014 14G: ADDED MILK HOUSE THAT WAS
NOT BEING ASSESSED
12/23/2014 14RE: REMOVED #4 & #6 1 SIDE
OPEN BLDGS
12/23/2014 15SP: SPLIT 76A, T21S(35x60)BARN &
SILO TO 1408057063
1/1/1900 16SP: SPLIT 1.004 A AND
OUTBUILDINGS TO 1408057064

Legal
P1 S 5/8 E 1/2 SW 1/4 11 27 1e 32.756A



Agricultural

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

Assessment Year	2021	2020	2019	2018	2017
Reason For Change	WIP	Trending	Trending	Trending	Trending
As Of Date	02/05/2021	04/06/2020	04/18/2019	01/01/2018	01/01/2017
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$38,600	\$38,300	\$46,600	\$48,100	\$55,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$38,600	\$38,300	\$46,600	\$48,100	\$55,300
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	\$38,600	\$38,300	\$46,600	\$48,100	\$55,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$38,600	\$38,300	\$46,600	\$48,100	\$55,300
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Elig %	Res Market Factor	Value
4 A CpA	0	5.014	\$1,290	\$1,316	\$6,598	-63%	0%	1.0000	\$2,440
4 A Hh	0	0.917	\$1,290	\$1,432	\$1,313	0%	0%	1.0000	\$1,310
4 A MoC3	0	2.737	\$993	\$993	\$2,718	0%	0%	1.0000	\$2,720
4 A Rn	0	5.910	\$1,290	\$1,587	\$9,379	0%	0%	1.0000	\$9,380
4 A RsB	0	18.208	\$1,290	\$1,316	\$23,962	0%	0%	1.0000	\$23,960
82 A H2O	0	0.990	\$1,290	\$645	\$639	-100%	0%	1.0000	\$0

Characteristics

Topography
Rolling
Flood Hazard
Public Utilities
Electricity
ERA
Streets or Roads
Paved
TIF
Neighborhood Life Cycle Stage
Static
Printed

Thursday, May 20, 2021
Review Group 2018

Appraiser 01/01/1900

Collector 10/29/2018

Data Source Estimated

KM

Land Computations

Calculated Acreage 33.78
Actual Frontage 0
Developer Discount
Parcel Acreage 32.79
81 Legal Drain NV 0.00
82 Public Roads NV 0.99
83 UT Towers NV 0.00
9 Homesite 0.00
91/92 Acres 0.00
Total Acres Farmland 31.80
Farmland Value \$39,810
Measured Acreage 32.79
Avg Farmland Value/Acre 1214
Value of Farmland \$38,600
Classified Total \$0
Farm / Classified Value \$38,600
Homesite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$0
CAP 1 Value \$38,600
CAP 2 Value \$0
CAP 3 Value \$0
Total Value \$38,600

PROPERTY REPORT CARDS

Tract 5

1/2

Noble Pioneer Acreage

Notes
1/28/2020 20GI: EDITED LAND USE

100, Vacant Land

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price V/I
WR / \$0
WR / \$0

Heckard, Stephen D & Rhodes, N 200 N

Ownership

Date Owner
12/05/2013 Heckard, Stephen D &
01/01/1900 Heckard, Donald H

09-06-11-300-007.000-017

General Information

Parcel Number
09-06-11-300-007.000-017
Local Parcel Number
01408057007
Tax ID:

Routing Number
06-11-000-040

Property Class 100
Vacant Land

Year: 2021

Location Information

County
Cass
Township
NOBLE TOWNSHIP
District 017 (Local 014)
NOBLE TOWNSHIP-Pioneer Regio
School Corp 0775
PIONEER REGIONAL

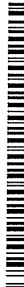
Neighborhood 9140001-017

Noble Pioneer Acreage

Section/Plat
0011

Location Address (1)
200 N

LOGANSPORT, IN 46947



S END W 1/2 SW 1/4 11, 27 1E 30A

Legal

Assessment Year

Reason For Change

As Of Date

Valuation Method

Equalization Factor

Notice Required

Land

Land Res (1)

Land Non Res (2)

Land Non Res (3)

Improvement

Imp Res (1)

Imp Non Res (2)

Imp Non Res (3)

Total

Total Res (1)

Total Non Res (2)

Total Non Res (3)

Land Data (Standard Depth: Res 120', Cl 120', Base Lot: Res 0' X 0', Cl 0' X 0')

Act

Front

Size Factor

Rate

Adj. Rate

Ext. Value

Infli. %

Elig %

Res Market Factor

Value

Value

Agricultural

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

2021	2021	2020	2019	2018	2017
W/IP	Trending	Trending	Trending	Trending	Trending
02/05/2021	04/15/2021	04/06/2020	01/01/2019	01/01/2018	01/01/2017
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
\$37,300	\$37,300	\$37,100	\$46,000	\$47,500	\$54,600
\$0	\$0	\$0	\$0	\$0	\$0
\$37,300	\$37,300	\$37,100	\$46,000	\$47,500	\$54,600
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$37,300	\$37,300	\$37,100	\$46,000	\$47,500	\$54,600
\$0	\$0	\$0	\$0	\$0	\$0
\$37,300	\$37,300	\$37,100	\$46,000	\$47,500	\$54,600
\$0	\$0	\$0	\$0	\$0	\$0

Land Computations

Calculated Acreage 30.69
Actual Frontage 0
Developer Discount
Parcel Acreage 30.00
81 Legal Drain NV 0.00
82 Public Roads NV 0.69
83 UT Towers NV 0.00
9 Homesite 0.00
91/92 Acres 0.00
Total Acres Farmland 29.31
Farmland Value \$38,230
Measured Acreage 30.00
Avg Farmland Value/Acre 1274
Value of Farmland \$37,340
Classified Total \$0
Farm / Classified Value \$37,300
Homesite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value
CAP 1 Value \$0
CAP 2 Value \$37,300
CAP 3 Value \$0
Total Value \$37,300

Market Model
9140001 - Res

Characteristics

Topography

Flood Hazard

Rolling

Public Utilities

Electricity

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Static

Printed Thursday, May 20, 2021

Review Group 2018

Data Source Estimated

Collector 10/29/2018

KM

Appraiser 01/01/1900

PROPERTY REPORT CARDS

Tract 6

09-06-11-300-023.000-017

Heckard, Stephen D & Rhodes, N

INDIAN CREEK RD

100, Vacant Land

1/2

General Information
 Parcel Number
 09-06-11-300-023.000-017
 Local Parcel Number
 01408057023

Ownership
 Heckard, Stephen D & Rhodes, Nancy
 993 W 275 N
 Logansport, IN 46947

Transfer of Ownership
 Date
 12/05/2013
 01/01/1900
 Heckard, Stephen D &
 Heckard, Donald H

Notes
 1/28/2020 20GI: EDITED LAND USE

Tax ID:

Legal

NW 1/4 SW 1/4 11 27 40 A

Routing Number
 06-11-000-038

Property Class 100
 Vacant Land

Year: 2021

Location Information
 County
 Cass
 Township
 NOBLE TOWNSHIP
 District 017 (Local 014)
 NOBLE TOWNSHIP-Pioneer Regio
 School Corp 0775
 PIONEER REGIONAL

Neighborhood 9140001-017
 Noble Pioneer Acreage

Section/Plat
 0011

Location Address (1)
 INDIAN CREEK RD
 LOGANSPORT, IN 46947

Zoning

Subdivision

Lot

Market Model
 9140001 - Res

Characteristics
 Topography
 Rolling

Flood Hazard

Public Utilities
 Electricity

Streets or Roads
 Paved

Neighborhood Life Cycle Stage
 Static
 Printed

Review Group
 2018

Data Source
 Estimated

Collector
 10/29/2018

Appraiser

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

Agricultural

Land Computations

Assessment Year	2021	2020	2019	2018	2017
Reason For Change	WIP	Trending	Trending	Trending	Trending
As Of Date	02/05/2021	04/15/2021	04/18/2019	01/01/2018	01/01/2017
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$51,500	\$51,100	\$65,000	\$67,100	\$77,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$51,500	\$51,100	\$65,000	\$67,100	\$77,100
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	\$51,500	\$51,100	\$65,000	\$67,100	\$77,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$51,500	\$51,100	\$65,000	\$67,100	\$77,100
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Actual Frontage
 40.54

Developer Discount

Parcel Acreage
 40.00

81 Legal Drain NV
 0.00

82 Public Roads NV
 0.54

83 UT Towers NV
 0.00

9 Homesite
 0.00

91/92 Acres
 0.00

Total Acres Farmland
 39.46

Farmland Value
 \$52,220

Measured Acreage
 40.00

Avg Farmland Value/Acre
 1306

Value of Farmland
 \$51,530

Classified Total
 \$0

Farm / Classified Value
 \$51,500

Homesite(s) Value
 \$0

91/92 Value
 \$0

Supp. Page Land Value
 \$0

CAP 1 Value
 \$51,500

CAP 2 Value
 \$0

CAP 3 Value
 \$51,500

Total Value
 \$51,500

Land Data (Standard Depth: Res 120', Cl 120', Base Lot: Res 0' X 0', Cl 0' X 0')

Land Pricing Method ID	Type	Soil	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Factor	Value
4	A	CpA	0	6.128	\$1,290	\$1,316	\$8,064	0%	1.0000	\$8,060
4	A	MoC3	0	10.288	\$1,290	\$993	\$10,216	0%	1.0000	\$10,220
4	A	Rn	0	10.740	\$1,290	\$1,587	\$17,044	0%	1.0000	\$17,040
4	A	Rsb	0	12.844	\$1,290	\$1,316	\$16,903	0%	1.0000	\$16,900
82	A	H2O	0	0.542	\$1,290	\$645	\$350	-100%	0%	\$0

PROPERTY REPORT CARDS

Tract 6

Noble Pioneer Acreage 1/2

Heckard, Stephen D & Rhodes, N 100, Vacant Land
INDIAN CREEK RD
Heckard, Stephen D & Rhodes, Nancy
 993 W 275 N
 Logansport, IN 46947
Ownership
 Heckard, Stephen D & Rhodes, Nancy
 12/05/2013 Heckard, Stephen D & Rhodes, Nancy
 01/01/1900 Heckard, Donald H
Transfer of Ownership
 Doc ID Code Book/Page Adj Sale Price V/I
 WR / \$0
 WR / \$0

09-06-11-300-027,000-017
General Information
Parcel Number
 09-06-11-300-027,000-017
Local Parcel Number
 01408057027
Tax ID:

Legal
 N Pl Sw 1/4 Sw 1/4 11 27 18 10a

Routing Number
 06-11-000-039
Property Class 100
 Vacant Land
Year: 2021

Location Information
County
 Cass
Township
 NOBLE TOWNSHIP
District 017 (Local 014)
 NOBLE TOWNSHIP-Pioneer Regio
School Corp 0775
 PIONEER REGIONAL
Neighborhood 9140001-017
 Noble Pioneer Acreage
Section/Plat
 0011
Location Address (1)
 INDIAN CREEK RD
 LOGANSPORT, IN 46947

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

Assessment Year	2021	2020	2019	2018	2017
Reason For Change	WIP	Trending	Trending	Trending	Trending
As Of Date	02/05/2021	04/15/2021	04/18/2019	01/01/2018	01/01/2017
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$12,100	\$12,000	\$14,800	\$15,200	\$17,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$12,100	\$12,000	\$14,800	\$15,200	\$17,500
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	\$12,100	\$12,000	\$14,800	\$15,200	\$17,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$12,100	\$12,000	\$14,800	\$15,200	\$17,500
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Pricing Soil

Land Type	Method ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Res Market	Value
4	A	MoC3	0	3.923	0.77	\$993	0%	0%	\$3,900
4	A	Rn	0	1.238	1.23	\$1,587	0%	0%	\$1,960
4	A	Rsb	0	4.839	1.02	\$1,316	0%	0%	\$6,370
82	A	H2O	0	0.136	0.50	\$645	-100%	0%	\$0

Market Model
 9140001 - Res

Land Data (Standard Depth: Res 120', Cl 120', Base Lot: Res 0' X 0', Cl 0' X 0')

Land Computations	Value
Calculated Acreage	10.14
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	10.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.14
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	9.86
Farmland Value	\$12,230
Measured Acreage	10.00
Avg Farmland Value/Acre	1223
Value of Farmland	\$12,060
Classified Total	\$0
Farm / Classified Value	\$12,100
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$12,100
CAP 2 Value	\$0
CAP 3 Value	\$12,100
Total Value	\$12,100

Characteristics
Topography Flood Hazard
 Level ERA
Public Utilities Electricity
Streets or Roads Paved
 TIF
Neighborhood Life Cycle Stage Static
 Printed Thursday, May 20, 2021

Data Source Estimated
Collector 10/29/2018
Appraiser 01/01/1900

Review Group 2018

Review Group 2018

PROPERTY REPORT CARDS

Tract 7

1/2

Noble Pioneer Acreage

Notes
1/28/2020 2061: EDITED LAND USE

100, Vacant Land

Transfer of Ownership
Doc ID Code Book/Page Adj Sale Price Vt
WR / \$0
WR / \$0

Heckard, Stephen D & Rhodes, N

INDIAN CREEK RD

Ownership

Owner
Heckard, Stephen D &
Logansport, IN 46947

Date
12/05/2013
01/01/1900

Heckard, Stephen D &
Heckard, Donald H

General Information

Parcel Number
09-06-11-200-024-000-017

Local Parcel Number
01408057024

Tax ID:

Routing Number
06-11-000-036

Property Class 100
Vacant Land

Year: 2021

Location Information

County
Cass

Township
NOBLE TOWNSHIP

District 017 (Local 014)

NOBLE TOWNSHIP-Pioneer Regio

School Corp 0775

PIONEER REGIONAL

Neighborhood 9140001-017

Noble Pioneer Acreage

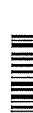
Section/Plat
0011

Location Address (1)
INDIAN CREEK RD

LOGANSPORT, IN 46947

Legal

Sw 1/4 Nw 1/4 11 27 1e 25.29



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

Assessment Year	2021	2020	2019	2018	2017
Reason For Change	WIP	Trending	Trending	Trending	Trending
As Of Date	02/05/2021	04/15/2021	04/18/2019	01/01/2018	01/01/2017
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$33,900	\$33,900	\$40,500	\$41,800	\$48,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$33,900	\$33,900	\$40,500	\$41,800	\$48,100
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	\$33,900	\$33,900	\$40,500	\$41,800	\$48,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$33,900	\$33,900	\$40,500	\$41,800	\$48,100
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', Cl 120', Base Lot: Res 0' X 0', Cl 0' X 0')

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf.	%	Res	Market	Value
4	A	BmC	0	1.239	0.50	\$1,290	\$645	\$799	0%	0%	1.0000	\$800	
4	A	ChC	0	1.135	0.50	\$1,290	\$645	\$732	0%	0%	1.0000	\$730	
4	A	CpA	0	9.823	1.02	\$1,290	\$1,316	\$12,927	0%	0%	1.0000	\$12,930	
4	A	Hh	0	2.603	1.11	\$1,290	\$1,432	\$3,727	0%	0%	1.0000	\$3,730	
4	A	Rn	0	10.490	1.23	\$1,290	\$1,587	\$16,648	0%	0%	1.0000	\$16,650	
82	A	H2O	0	0.703	0.50	\$1,290	\$645	\$453	-100%	0%	1.0000	\$0	

Land Computations

Calculated Acreage	25.29
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	25.29
81 Legal Drain NV	0.00
82 Public Roads NV	0.70
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	24.59
Farmland Value	\$34,840
Measured Acreage	25.29
Avg Farmland Value/Acre	1378
Value of Farmland	\$33,880
Classified Total	\$0
Farm / Classified Value	\$33,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$33,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$33,900

Characteristics

Topography

Flood Hazard

Public Utilities

Electricity

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Static

Printed

Review Group 2018

Thursday, May 20, 2021

Data Source Estimated

Collector 10/29/2018

KM

Appraiser 01/01/1900

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

8/30/2021

Treasurer: Real Property Information

Cass County Government, Indiana
Treasurer

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2020 Payable 2021 ▾

Real Estate Property Information	
Agricultural	
100: Agricultural - Vacant Land	
2020 Payable 2021	
Deeded Owner:	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas N (12/05/2013) Heckard, Donald H
Property Address:	200 N Logansport, IN 46947
Parcel #	09-06-11-400-025.000-017
Old #:	
Acres:	5.00 Township: 02N Range: Section: 11
Lots:	See Legal Description
Tax District:	017: Noble Township Pioneer Regiona
School District:	0775 Pioneer Regional School Corporation
Township:	

Current Charges:	
2020 Payable 2021	Balance: 0.00
	Spring Installment Due: 69.00
	Fall Installment Due: 69.00
	Total Payments: 138.00

Legal Description:
N1/5 S5/16 W1/2 Se1/4 11 27 1e 5a

Parties involved with this Parcel		
Type	Name	Address
Owner	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas	993 W 275 N Logansport, IN 46947 USA

Tax Calculations for:
2020 Payable 2021

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Taxing Unit	Rate	Percentage	Gross	-Cap Credits	=Net	Taxpayer	Tax Credits
Cass County	0.0086580	32.6360%	59.74	2.76	56.98	45.05	11.93
Noble Twp	0.0002390	0.9009%	1.65	0.08	1.57	1.24	0.33
Pioneer School Corp	0.0112570	42.4328%	77.67	3.59	74.08	58.56	15.52
Logansport Library	0.0012100	4.5611%	8.35	0.39	7.96	6.29	1.67
CASS COUNTY SOLID WASTE MANAGEMENT	0.0000000	0.0000%	0.00	0.00	0.00	0.00	0.00
Airport Authority	0.0005910	2.2278%	4.08	0.19	3.89	3.08	0.81
Cass Co Fire District # 1	0.0045740	17.2415%	31.56	1.46	30.10	23.79	6.31
	0.0265290	100.0000%	183.04	8.47	174.57	138.00	36.57

Historical Tax Information <== [See Tax break down](#)

Yearly Itemized Taxes:						
Year	Assessment	Deduction	Gross Tax	Tax Credits	Cap Credits	Taxes
2020 Pay 2021	6,900	0	183.04	36.57	8.47	138.00
2019 Pay 2020	8,200	0	210.00	34.03	11.97	164.00
2018 Pay 2019	8,400	0	206.68	34.43	4.25	168.00
2017 Pay 2018	9,700	0	219.82	34.66	0.00	185.16
2016 Pay 2017	10,300	0	232.94	38.60	0.00	194.34
2015 Pay 2016	10,700	0	234.34	36.94	0.00	197.40
2014 Pay 2015	10,700	0	220.58	35.74	0.00	184.84
2013 Pay 2014	9,200	0	202.34	35.66	0.00	166.68
2012 Pay 2013	11,600	0	271.94	56.84	0.00	215.10
2011 Pay 2012	11,300	0	215.30	34.70	0.00	180.60
2010 Pay 2011	10,200	0	210.64	31.92	0.00	178.72
2009 Pay 2010	9,900	0	195.44	0.00	0.00	195.44
2008 Pay 2009	9,700	0	191.62	0.00	0.00	191.62
2007 Pay 2008	9,400	0	242.44	53.70	0.00	188.74
2006 Pay 2007	8,000	0	218.54	52.24	0.00	166.30
2005 Pay 2006	7,400	0	208.24	57.12	0.00	151.12
2004 Pay 2005	8,300	0	209.86	57.34	0.00	152.52
2003 Pay 2004	8,300	0	204.50	56.22	0.00	148.28

Charges:		
		Balance: 0.00
2020 Payable 2021		Spring Installment Due: 69.00
		Fall Installment Due: 69.00
		Total Payments: 138.00
2020 Payable 2021		
Tax Unit	Description	Charge
017: Noble Pioneer	Taxes, Fall	69.00
017: Noble Pioneer	Taxes, Spring	69.00
Receipt #: 1805306 - Pymt id#: 16679791		Effective: 05/03/2021
		-138.00
		Due: 0.00
		Total Payments: 138.00
<p>All charges below here are a snapshot of how this parcel stood as of December Settlement of each year. Payments made after each year's December Settlement are applied to next year's charges.</p>		

COUNTY TAX INFORMATION

6/30/2021

Treasurer - Real Property Information

Cass County Government, Indiana
Treasurer

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2020 Payable 2021 ▼

Real Estate Property Information	
Agricultural	
100: Agricultural - Vacant Land	
2020 Payable 2021	
Deeded Owner:	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas N (12/05/2013) Heckard, Donald H
Property Address:	200 N Logansport, IN 46947
Parcel #	09-06-11-300-022,000-017
Old #:	
Acres:	32.78 Township: 02N Range: Section: 11
Lots:	See Legal Description
Tax District:	017: Noble Township Pioneer Regiona
School District:	0775 Pioneer Regional School Corporation
Township:	

Current Charges:	
2020 Payable 2021	Balance: 0.00
Print Charges	Spring Installment Due: 383.00
	Fall Installment Due: 383.00
	Total Payments: 766.00

Legal Description:
Pt S 5/8 E 1/2 Sw 1/4 11 27 1e 32.786A

Parties involved with this Parcel		
Type	Name	Address
Owner	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas	993 W 275 N Logansport, IN 46947 USA

Tax Calculations for:
2020 Payable 2021

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Description		Amounts
Gross Assessment		
38,300 Cap 2 - AG Land		38,300
- Deductions/Exemptions		0
= Taxable Assessment		38,300
Gross Tax		1,016.06
	Net Av	
	Normal Taxes	0.0265290
	Referandum Taxes	0.0000000
Hmstd, Cap 1:	0	0.00
Res / Rental, Cap 2:	0	0.00
Long Term Care, Cap 2:	0	0.00
Ag Land, Cap 2:	38,300	1,016.06
Com Apt, Cap 2:	0	0.00
MH Land, Cap 2:	0	0.00
Non Res, Cap 3:	0	0.00
Total:	38,300	1,016.06
-(P)roperty (T)ax (R)eplacement (C)redits:		203.01
	Tax	x Rate
Hmstd, Cap 1:	0.00	0.199805
Res / Rental, Cap 2:	0.00	0.199805
Long Term Care, Cap 2:	0.00	0.199805
Ag Land, Cap 2:	1,016.06	0.199805
Com Apt, Cap 2:	0.00	0.199805
MH Land, Cap 2:	0.00	0.199805
Non Res, Cap 3:	0.00	0.199805
	- Credits	= Taxes
	0.00	0.00
	0.00	0.00
	0.00	0.00
	203.01	813.05
	0.00	0.00
	0.00	0.00
	0.00	0.00
	0.00	0.00
= after Credits Subtotal:		813.05
- Cap Credits:		47.05
	Tax	Limit
Hmstd, Cap 1:	0.00	0.00
Res / Rental, Cap 2:	0.00	0.00
Long Term Care, Cap 2:	0.00	0.00
Ag Land, Cap 2:	813.05	766.00
Com Apt, Cap 2:	0.00	0.00
MH Land, Cap 2:	0.00	0.00
Non Res, Cap 3:	0.00	0.00
	- Credits	= Taxes
	0.00	0.00
	0.00	0.00
	0.00	0.00
	47.05	766.00
	0.00	0.00
	0.00	0.00
	0.00	0.00
- Over 65 Cap		0
	Land	Improvement
Hmstd, Cap 1 Taxes:	0.00	0.00
Res / Rental, Cap 2 Taxes:	0.00	0.00
Long Term Care, Cap 2 Taxes:	0.00	0.00
Ag Land, Cap 2 Taxes:	766.00	
Com Apt, Cap 2 Taxes:	0.00	0.00
MH Land, Cap 2 Taxes:	0.00	
Non Res, Cap 3 Taxes:	0.00	0.00
Caps Total:	766.00 +	0.00 =
		Total: \$766.00

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Taxing Unit	Rate	Percentage	Gross	-Cap Credits	=Net	Taxpayer	Tax Credits
Cass County	0.0086580	32.6360%	331.60	15.36	316.24	249.99	66.25
Noble Twp	0.0002390	0.9009%	9.15	0.42	8.73	6.90	1.83
Pioneer School Corp	0.0112570	42.4328%	431.14	19.96	411.18	325.04	86.14
Logansport Library	0.0012100	4.5611%	46.34	2.15	44.19	34.93	9.26
CASS COUNTY SOLID WASTE MANAGEMENT	0.0000000	0.0000%	0.00	0.00	0.00	0.00	0.00
Airport Authority	0.0005910	2.2278%	22.64	1.05	21.59	17.07	4.52
Cass Co Fire District # 1	0.0045740	17.2415%	175.18	8.11	167.07	132.07	35.00
	0.0265290	100.0000%	1,016.06	47.05	969.01	766.00	203.01

Historical Tax Information <== [See Tax break down](#)

Yearly Itemized Taxes:

Year	Assessment	Deduction	Gross Tax	Tax Credits	Cap Credits	Taxes
2020 Pay 2021	38,300	0	1,016.06	203.01	47.05	766.00
2019 Pay 2020	46,600	0	1,193.46	193.38	68.08	932.00
2018 Pay 2019	48,100	0	1,183.50	197.15	24.35	962.00
2017 Pay 2018	55,300	0	1,253.20	197.56	0.00	1,055.64
2016 Pay 2017	58,500	0	1,323.04	219.24	0.00	1,103.80
2015 Pay 2016	87,500	0	1,916.42	302.28	0.00	1,614.14
2014 Pay 2015	98,500	0	2,030.58	328.88	0.00	1,701.70
2013 Pay 2014	97,000	0	2,133.52	376.00	0.00	1,757.52
2012 Pay 2013	85,100	0	1,995.08	417.08	0.00	1,578.00
2011 Pay 2012	75,500	0	1,438.50	231.92	0.00	1,206.58
2010 Pay 2011	68,900	0	1,422.84	215.70	0.00	1,207.14
2009 Pay 2010	67,600	0	1,334.42	0.00	0.00	1,334.42
2008 Pay 2009	66,100	0	1,305.80	0.00	0.00	1,305.80
2007 Pay 2008	64,900	0	1,673.90	370.73	0.00	1,303.17
2006 Pay 2007	109,200	0	2,983.02	713.10	0.00	2,269.92
2005 Pay 2006	104,700	0	2,946.26	808.22	0.00	2,138.04
2004 Pay 2005	117,100	0	2,960.98	809.14	0.00	2,151.84
2003 Pay 2004	117,100	0	2,885.22	793.20	0.00	2,092.02

Charges:

2020 Payable 2021

Balance: 0.00
 Spring Installment Due: 383.00
 Fall Installment Due: 383.00
 Total Payments: 766.00

2020 Payable 2021

Tax Unit	Description	Charge
017: Noble Pioneer	Taxes, Fall	383.00
017: Noble Pioneer	Taxes, Spring	383.00
Receipt #: 1805300 - Pymt id#: 16679773		Effective: 05/03/2021
		-766.00
		Due: 0.00
		Total Payments: 766.00

All charges below here are a snapshot of how this parcel stood as of December Settlement of each year. Payments made after each year's December Settlement are applied to next year's charges.

2019 Payable 2020

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Cass County Government, Indiana
Treasurer

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2020 Payable 2021

Real Estate Property Information	
Agricultural	
100: Agricultural - Vacant Land	
2020 Payable 2021	
Deeded Owner:	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas N (12/05/2013) Heckard, Donald H
Property Address:	INDIAN CREEK RD Logansport, IN 46947
Parcel #	09-06-11-300-020.000-017
Old #:	
Acres:	21.33 Township: 02N Range: Section: 11
Lots:	See Legal Description
Tax District:	017: Noble Township Pioneer Regiona
School District:	0775 Pioneer Regional School Corporation
Township:	

Current Charges:	
2020 Payable 2021	Balance: 0.00
	Spring Installment Due: 284.00
	Fall Installment Due: 284.00
	Total Payments: 568.00

Legal Description:
Pt Ne 1/4 Sw 1/4 11 27 1e N Pt 5/8 E 1/2 Sw 11 27 1e 21.336A 08-057-021

Parties involved with this Parcel		
Type	Name	Address
Owner	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas	993 W 275 N Logansport, IN 46947 USA

Tax Calculations for:
2020 Payable 2021

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Description		Amounts
Gross Assessment		
28,400 Cap 2 - AG Land		28,400
- Deductions/Exemptions		0
= Taxable Assessment		28,400
Gross Tax	Net Av	753.42
		Normal Taxes
		0.0265290
		Referandum Taxes
		0.0000000
Hmstd, Cap 1:	0	0.00
Res / Rental, Cap 2:	0	0.00
Long Term Care, Cap 2:	0	0.00
Ag Land, Cap 2:	28,400	753.42
Com Apt, Cap 2:	0	0.00
MH Land, Cap 2:	0	0.00
Non Res, Cap 3:	0	0.00
Total:	28,400	753.42
-(P)roperty (T)ax (R)eplacement (C)redits:		150.54
	Tax	x Rate
		- Credits
		= Taxes
Hmstd, Cap 1:	0.00	0.199805
Res / Rental, Cap 2:	0.00	0.199805
Long Term Care, Cap 2:	0.00	0.199805
Ag Land, Cap 2:	753.42	0.199805
Com Apt, Cap 2:	0.00	0.199805
MH Land, Cap 2:	0.00	0.199805
Non Res, Cap 3:	0.00	0.199805
		150.54
		602.88
= after Credits Subtotal:		602.88
- Cap Credits:	Tax	Limit
		- Credits
		= Taxes
Hmstd, Cap 1:	0.00	0.00
Res / Rental, Cap 2:	0.00	0.00
Long Term Care, Cap 2:	0.00	0.00
Ag Land, Cap 2:	602.88	568.00
Com Apt, Cap 2:	0.00	0.00
MH Land, Cap 2:	0.00	0.00
Non Res, Cap 3:	0.00	0.00
		34.88
- Over 65 Cap		0
	Land	Improvement
Hmstd, Cap 1 Taxes:	0.00	0.00
Res / Rental, Cap 2 Taxes:	0.00	0.00
Long Term Care, Cap 2 Taxes:	0.00	0.00
Ag Land, Cap 2 Taxes:	568.00	
Com Apt, Cap 2 Taxes:	0.00	0.00
MH Land, Cap 2 Taxes:	0.00	
Non Res, Cap 3 Taxes:	0.00	0.00
Caps Total:	568.00 +	0.00 =
		Total: \$568.00

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Taxing Unit	Rate	Percentage	Gross	-Cap Credits	=Net	Taxpayer	Tax Credits
Cass County	0.0086580	32.6360%	245.89	11.38	234.51	185.38	49.13
Noble Twp	0.0002390	0.9009%	6.79	0.31	6.48	5.12	1.36
Pioneer School Corp	0.0112570	42.4328%	319.70	14.80	304.90	241.02	63.88
Logansport Library	0.0012100	4.5611%	34.36	1.59	32.77	25.90	6.87
CASS COUNTY SOLID WASTE MANAGEMENT	0.0000000	0.0000%	0.00	0.00	0.00	0.00	0.00
Airport Authority	0.0005910	2.2278%	16.78	0.78	16.00	12.65	3.35
Cass Co Fire District # 1	0.0045740	17.2415%	129.90	6.01	123.89	97.93	25.96
	0.0265290	100.0000%	753.42	34.88	718.54	568.00	150.54

Historical Tax Information <== [See Tax break down](#)

Yearly Itemized Taxes:

Year	Assessment	Deduction	Gross Tax	Tax Credits	Cap Credits	Taxes
2020 Pay 2021	28,400	0	753.42	150.54	34.88	568.00
2019 Pay 2020	42,300	0	1,083.34	175.53	61.81	846.00
2018 Pay 2019	43,600	0	1,072.78	178.70	22.08	872.00
2017 Pay 2018	50,200	0	1,137.62	179.34	0.00	958.28
2016 Pay 2017	53,100	0	1,200.90	198.98	0.00	1,001.92
2015 Pay 2016	55,600	0	1,217.74	192.06	0.00	1,025.68
2014 Pay 2015	55,600	0	1,146.18	185.62	0.00	960.56
2013 Pay 2014	47,700	0	1,049.16	184.90	0.00	864.26
2012 Pay 2013	44,200	0	1,036.22	216.62	0.00	819.60
2011 Pay 2012	40,600	0	773.54	124.70	0.00	648.84
2010 Pay 2011	34,900	0	720.72	109.26	0.00	611.46
2009 Pay 2010	33,900	0	669.20	0.00	0.00	669.20
2008 Pay 2009	32,500	0	642.04	0.00	0.00	642.04
2007 Pay 2008	30,900	0	796.96	176.50	0.00	620.46
2006 Pay 2007	23,900	0	652.88	156.08	0.00	496.80
2005 Pay 2006	23,900	0	672.54	184.48	0.00	488.06
2004 Pay 2005	28,500	0	720.64	196.92	0.00	523.72
2003 Pay 2004	28,500	0	702.20	193.04	0.00	509.16

Charges:

2020 Payable 2021

Balance: 0.00
 Spring Installment Due: 284.00
 Fall Installment Due: 284.00
 Total Payments: 568.00

2020 Payable 2021

Tax Unit	Description	Charge
017: Noble Pioneer	Taxes, Fall	284.00
017: Noble Pioneer	Taxes, Spring	284.00
Receipt #: 1805301 - Pymt id#: 16679776		Effective: 05/03/2021
		-568.00

Due: 0.00
 Total Payments: 568.00

All charges below here are a snapshot of how this parcel stood as of December Settlement of each year. Payments made after each year's December Settlement are applied to next year's charges.

2019 Payable 2020

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Cass County Government, Indiana
Treasurer

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 2020 Payable 2021 ▼

Real Estate Property Information Agricultural 100: Agricultural - Vacant Land	
2020 Payable 2021	
Deeded Owner:	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas N (12/05/2013) Heckard, Donald
Property Address:	200 N Logansport, IN 46947
Parcel #	09-06-11-400-010.000-017
Old #:	
Acres:	20.00 Township: 02N Range: Section: 11
Lots:	See Legal Description
Tax District:	017: Noble Township Pioneer Regiona
School District:	0775 Pioneer Regional School Corporation
Township:	

Current Charges:	
2020 Payable 2021	Balance: 0.00
Print Charges	Spring Installment Due: 281.00
	Fall Installment Due: 281.00
	Total Payments: 562.00

Legal Description:
W 1/2 N 1/2 Se 1/4 11 27 1e 20a

Parties involved with this Parcel		
Type	Name	Address
Owner	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas	993 W 275 N Logansport, IN 46947 USA

Tax Calculations for: 2020 Payable 2021

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Description		Amounts
Gross Assessment		
28,100 Cap 2 - AG Land		28,100
- Deductions/Exemptions		0
= Taxable Assessment		28,100
		745.46
Gross Tax	Net Av	Normal Taxes 0.0265290
		Referandum Taxes 0.0000000
Hmstd, Cap 1:	0	0.00
Res / Rental, Cap 2:	0	0.00
Long Term Care, Cap 2:	0	0.00
Ag Land, Cap 2:	28,100	745.46
Com Apt, Cap 2:	0	0.00
MH Land, Cap 2:	0	0.00
Non Res, Cap 3:	0	0.00
Total:	28,100	745.46
- (P)roperty (T)ax (R)eplacement (C)redits:		148.95
	Tax	x Rate
		- Credits
		= Taxes
Hmstd, Cap 1:	0.00	0.199805
Res / Rental, Cap 2:	0.00	0.199805
Long Term Care, Cap 2:	0.00	0.199805
Ag Land, Cap 2:	745.46	0.199805
Com Apt, Cap 2:	0.00	0.199805
MH Land, Cap 2:	0.00	0.199805
Non Res, Cap 3:	0.00	0.199805
		148.95
		596.51
= after Credits Subtotal:		596.51
	Tax	Limit
		- Credits
		= Taxes
Hmstd, Cap 1:	0.00	0.00
Res / Rental, Cap 2:	0.00	0.00
Long Term Care, Cap 2:	0.00	0.00
Ag Land, Cap 2:	596.51	562.00
Com Apt, Cap 2:	0.00	0.00
MH Land, Cap 2:	0.00	0.00
Non Res, Cap 3:	0.00	0.00
		34.51
- Cap Credits:		
- Over 65 Cap		0
	Land	Improvement
Hmstd, Cap 1 Taxes:	0.00	0.00
Res / Rental, Cap 2 Taxes:	0.00	0.00
Long Term Care, Cap 2 Taxes:	0.00	0.00
Ag Land, Cap 2 Taxes:	562.00	
Com Apt, Cap 2 Taxes:	0.00	0.00
MH Land, Cap 2 Taxes:	0.00	
Non Res, Cap 3 Taxes:	0.00	0.00
Caps Total:	562.00	0.00
	+	=
		Total: \$562.00

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Taxing Unit	Rate	Percentage	Gross	-Cap Credits	=Net	Taxpayer	Tax Credits
Cass County	0.0086580	32.63 60%	243.29	11.26	232.03	183.42	48.61
Noble Twp	0.0002390	0.9009%	6.72	0.31	6.41	5.07	1.34
Pioneer School Corp	0.0112570	42.43 28%	316.32	14.64	301.68	238.48	63.20
Logansport Library	0.0012100	4.56 11%	34.00	1.57	32.43	25.64	6.79
CASS COUNTY SOLID WASTE MANAGEMENT	0.0000000	0.0000%	0.00	0.00	0.00	0.00	0.00
Airport Authority	0.0005910	2.22 78%	16.61	0.77	15.84	12.52	3.32
Cass Co Fire District # 1	0.0045740	17.24 15%	128.53	5.95	122.58	96.90	25.68
	0.0265290	100.0000%	745.46	34.51	710.95	562.00	148.95

Historical Tax Information <== [See Tax break down](#)

Yearly Itemized Taxes:						
Year	Assessment	Deduction	Gross Tax	Tax Credits	Cap Credits	Taxes
2020 Pay 2021	28,100	0	745.46	148.95	34.51	562.00
2019 Pay 2020	33,100	0	847.72	137.36	48.36	662.00
2018 Pay 2019	34,200	0	841.48	140.17	17.31	684.00
2017 Pay 2018	39,200	0	888.34	140.04	0.00	748.30
2016 Pay 2017	41,600	0	940.82	155.90	0.00	784.92
2015 Pay 2016	43,500	0	952.74	150.26	0.00	802.48
2014 Pay 2015	43,500	0	896.74	145.22	0.00	751.52
2013 Pay 2014	37,300	0	820.40	144.58	0.00	675.82
2012 Pay 2013	34,600	0	811.16	169.58	0.00	641.58
2011 Pay 2012	31,800	0	605.88	97.68	0.00	508.20
2010 Pay 2011	27,400	0	565.84	85.78	0.00	480.06
2009 Pay 2010	26,500	0	523.12	0.00	0.00	523.12
2008 Pay 2009	25,500	0	503.76	0.00	0.00	503.76
2007 Pay 2008	24,200	0	624.16	138.23	0.00	485.93
2006 Pay 2007	18,700	0	510.82	122.10	0.00	388.72
2005 Pay 2006	18,700	0	526.22	144.36	0.00	381.86
2004 Pay 2005	22,300	0	563.88	154.10	0.00	409.78
2003 Pay 2004	22,300	0	549.44	151.04	0.00	398.40

Charges:

2020 Payable 2021		Balance: 0.00
		Spring Installment Due: 281.00
		Fall Installment Due: 281.00
		Total Payments: 562.00
2020 Payable 2021		
Tax Unit	Description	Charge
017: Noble Pioneer	Taxes, Fall	281.00
017: Noble Pioneer	Taxes, Spring	281.00
Receipt #: 1805307 - Pymt id#: 16679794		Effective: 05/03/2021
		-562.00
		Due: 0.00
		Total Payments: 562.00
<p>All charges below here are a snapshot of how this parcel stood as of December Settlement of each year. Payments made after each year's December Settlement are applied to next year's charges.</p>		
2019 Payable 2020		

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Cass County Government, Indiana
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2020 Payable 2021

Real Estate Property Information	
Agricultural	
100: Agricultural - Vacant Land	
2020 Payable 2021	
Deeded Owner:	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas N (12/05/2013) Heckard, Donald
Property Address:	INDIAN CREEK RD Logansport, IN 46947
Parcel #	09-06-11-400-056.000-017
Old #:	
Acres:	32.84 Township: 02N Range: Section: 11
Lots:	See Legal Description
Tax District:	017: Noble Township Pioneer Regiona
School District:	0775 Pioneer Regional School Corporation
Township:	

Current Charges:	
2020 Payable 2021	Balance: 0.00
	Spring Installment Due: 489.00
	Fall Installment Due: 489.00
	Total Payments: 978.00

Legal Description:
Pt N Pt Se 1/4 11 27 1e 32.848A

Parties involved with this Parcel		
Type	Name	Address
Owner	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas	993 W 275 N Logansport, IN 46947 USA

Tax Calculations for:
2020 Payable 2021

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Description		Amounts					
Gross Assessment							
48,900 Cap 2 - AG Land		48,900					
- Deductions/Exemptions		0					
= Taxable Assessment		48,900					
Gross Tax		1,297.26					
	Net Av	Normal Taxes 0.0265290	Referandum Taxes 0.0000000				
Hmstd, Cap 1:	0	0.00	0.00				
Res / Rental, Cap 2:	0	0.00	0.00				
Long Term Care, Cap 2:	0	0.00	0.00				
Ag Land, Cap 2:	48,900	1,297.27	0.00				
Com Apt, Cap 2:	0	0.00	0.00				
MH Land, Cap 2:	0	0.00	0.00				
Non Res, Cap 3:	0	0.00	0.00				
Total:	48,900	1,297.26	0.00				
-(P)roperty (T)ax (R)eplacement (C)redits:		259.20					
	Tax	x Rate	- Credits = Taxes				
Hmstd, Cap 1:	0.00	0.199805	0.00 0.00				
Res / Rental, Cap 2:	0.00	0.199805	0.00 0.00				
Long Term Care, Cap 2:	0.00	0.199805	0.00 0.00				
Ag Land, Cap 2:	1,297.27	0.199805	259.20 1,038.07				
Com Apt, Cap 2:	0.00	0.199805	0.00 0.00				
MH Land, Cap 2:	0.00	0.199805	0.00 0.00				
Non Res, Cap 3:	0.00	0.199805	0.00 0.00				
= after Credits Subtotal:		1,038.06					
- Cap Credits:		60.06					
	Tax	Limit	- Credits = Taxes				
Hmstd, Cap 1:	0.00	0.00	0.00 0.00				
Res / Rental, Cap 2:	0.00	0.00	0.00 0.00				
Long Term Care, Cap 2:	0.00	0.00	0.00 0.00				
Ag Land, Cap 2:	1,038.07	978.00	60.06 978.01				
Com Apt, Cap 2:	0.00	0.00	0.00 0.00				
MH Land, Cap 2:	0.00	0.00	0.00 0.00				
Non Res, Cap 3:	0.00	0.00	0.00 0.00				
- Over 65 Cap		0					
	Land	Improvement					
Hmstd, Cap 1 Taxes:	0.00	0.00					
Res / Rental, Cap 2 Taxes:	0.00	0.00					
Long Term Care, Cap 2 Taxes:	0.00	0.00					
Ag Land, Cap 2 Taxes:	978.01	0.00					
Com Apt, Cap 2 Taxes:	0.00	0.00					
MH Land, Cap 2 Taxes:	0.00	0.00					
Non Res, Cap 3 Taxes:	0.00	0.00					
Caps Total:	978.01	+	0.00 = Total: \$978.00				
Taxing Unit	Rate	Percentage	Gross	-Cap Credits	=Net	Taxpayer	Tax Credits
Cass County	0.0086580	32.6360%	423.37	19.60	403.77	319.18	84.59
Noble Twp	0.0002390	0.9009%	11.69	0.54	11.15	8.81	2.34
Pioneer School Corp	0.0112570	42.4328%	550.46	25.49	524.97	414.98	109.99
Logansport Library	0.0012100	4.5611%	59.17	2.74	56.43	44.61	11.82
CASS COUNTY SOLID WASTE MANAGEMENT	0.0000000	0.0000%	0.00	0.00	0.00	0.00	0.00
Airport Authority	0.0005910	2.2278%	28.90	1.34	27.56	21.79	5.77
Cass Co Fire District # 1	0.0045740	17.2415%	223.67	10.36	213.31	168.62	44.69
	0.0265290	100.0000%	1,297.26	60.06	1,237.20	978.00	259.20

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Historical Tax Information <== See Tax break down						
Yearly Itemized Taxes:						
Year	Assessment	Deduction	Gross Tax	Tax Credits	Cap Credits	Taxes
2020 Pay 2021	48,900	0	1,297.26	259.20	60.06	978.00
2019 Pay 2020	62,700	0	1,605.80	260.19	91.61	1,254.00
2018 Pay 2019	64,700	0	1,591.94	265.18	32.76	1,294.00
2017 Pay 2018	74,400	0	1,686.04	265.80	0.00	1,420.24
2016 Pay 2017	78,800	0	1,782.14	295.32	0.00	1,486.82
2015 Pay 2016	82,400	0	1,804.72	284.66	0.00	1,520.06
2014 Pay 2015	82,400	0	1,698.68	275.12	0.00	1,423.56
2013 Pay 2014	70,800	0	1,557.24	274.44	0.00	1,282.80
2012 Pay 2013	65,500	0	1,535.58	321.02	0.00	1,214.56
2011 Pay 2012	60,300	0	1,148.90	185.22	0.00	963.68
2010 Pay 2011	51,900	0	1,071.78	162.48	0.00	909.30
2009 Pay 2010	50,300	0	992.92	0.00	0.00	992.92
2008 Pay 2009	48,200	0	952.20	0.00	0.00	952.20
2007 Pay 2008	45,800	0	1,181.26	261.62	0.00	919.64
2006 Pay 2007	35,400	0	967.02	231.16	0.00	735.86
2005 Pay 2006	35,400	0	996.16	273.28	0.00	722.88
2004 Pay 2005	42,200	0	1,067.06	291.60	0.00	775.46
2003 Pay 2004	42,200	0	1,039.76	285.84	0.00	753.92

Charges:		
		Balance: 0.00
2020 Payable 2021		Spring Installment Due: 489.00
		Fall Installment Due: 489.00
		Total Payments: 978.00
2020 Payable 2021		
Tax Unit	Description	Charge
017: Noble Pioneer	Taxes, Fall	489.00
017: Noble Pioneer	Taxes, Spring	489.00
Receipt #: 1805305 - Pymt id#: 16679788		Effective: 05/03/2021
		Due: 0.00
		Total Payments: 978.00
All charges below here are a snapshot of how this parcel stood as of December Settlement of each year. Payments made after each year's December Settlement are applied to next year's charges.		
2019 Payable 2020		
Tax Unit	Description	Charge
017: Noble Pioneer	Taxes, Fall	627.00
017: Noble Pioneer	Taxes, Spring	627.00
Receipt #: 1761333 - Pymt id#: 15758384		Effective: 05/04/2020
		Due: 0.00
		Total Payments: 1,254.00
2018 Payable 2019		

COUNTY TAX INFORMATION

8/30/2021

Treasurer: Real Property Information

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2020 Payable 2021 ▼

Real Estate Property Information	
Agricultural	
100: Agricultural - Vacant Land	
2020 Payable 2021	
Decded Owner:	Heckard, Stephen D & Rhodes, Nancy L. & Heckard, Thomas N (12/05/2013) Heckard, Donald H
Property Address:	INDIAN CREEK RD Logansport, IN 46947
Parcel #	09-06-11-200-026,000-017
Old #:	
Acres:	35.00 Township: 02N Range: Section: 11
Lots:	See Legal Description
Tax District:	017: Noble Township Pioneer Regiona
School District:	0775 Pioneer Regional School Corporation
Township:	

Current Charges:	
2020 Payable 2021	Balance: 0.00
Print Charges	Spring Installment Due: 476.00
	Fall Installment Due: 476.00
	Total Payments: 952.00

Legal Description:
Se 1/4 Nw 1/4 11 27 1e 35a

Parties involved with this Parcel		
Type	Name	Address
Owner	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas	993 W 275 N Logansport, IN 46947 USA

Tax Calculations for: 2020 Payable 2021

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Description		Amounts					
Gross Assessment							
47,600 Cap 2 - AG Land		47,600					
- Deductions/Exemptions		0					
= Taxable Assessment		47,600					
Gross Tax		1,262.78					
	Net Av	Normal Taxes 0.0265290	Referandum Taxes 0.0000000				
Hmstd, Cap 1:	0	0.00	0.00				
Res / Rental, Cap 2:	0	0.00	0.00				
Long Term Care, Cap 2:	0	0.00	0.00				
Ag Land, Cap 2:	47,600	1,262.78	0.00				
Com Apt, Cap 2:	0	0.00	0.00				
MH Land, Cap 2:	0	0.00	0.00				
Non Res, Cap 3:	0	0.00	0.00				
Total:	47,600	1,262.78	0.00				
-(P)roperty (T)ax (R)eplacement (C)redits:		252.31					
	Tax	x Rate	- Credits = Taxes				
Hmstd, Cap 1:	0.00	0.199805	0.00 0.00				
Res / Rental, Cap 2:	0.00	0.199805	0.00 0.00				
Long Term Care, Cap 2:	0.00	0.199805	0.00 0.00				
Ag Land, Cap 2:	1,262.78	0.199805	252.31 1,010.47				
Com Apt, Cap 2:	0.00	0.199805	0.00 0.00				
MH Land, Cap 2:	0.00	0.199805	0.00 0.00				
Non Res, Cap 3:	0.00	0.199805	0.00 0.00				
= after Credits Subtotal:		1,010.47					
- Cap Credits:		58.47					
	Tax	Limit	- Credits = Taxes				
Hmstd, Cap 1:	0.00	0.00	0.00 0.00				
Res / Rental, Cap 2:	0.00	0.00	0.00 0.00				
Long Term Care, Cap 2:	0.00	0.00	0.00 0.00				
Ag Land, Cap 2:	1,010.47	952.00	58.47 952.00				
Com Apt, Cap 2:	0.00	0.00	0.00 0.00				
MH Land, Cap 2:	0.00	0.00	0.00 0.00				
Non Res, Cap 3:	0.00	0.00	0.00 0.00				
- Over 65 Cap		0					
	Land	Improvement					
Hmstd, Cap 1 Taxes:	0.00	0.00					
Res / Rental, Cap 2 Taxes:	0.00	0.00					
Long Term Care, Cap 2 Taxes:	0.00	0.00					
Ag Land, Cap 2 Taxes:	952.00	0.00					
Com Apt, Cap 2 Taxes:	0.00	0.00					
MH Land, Cap 2 Taxes:	0.00	0.00					
Non Res, Cap 3 Taxes:	0.00	0.00					
Caps Total:	952.00 +	0.00 = Total: \$952.00					
Taxing Unit	Rate	Percentage	Gross	-Cap Credits	=Net	Taxpayer	Tax Credits
Cass County	0.0086580	32.6360%	412.12	19.08	393.04	310.70	82.34
Noble Twp	0.0002390	0.9009%	11.38	0.53	10.85	8.58	2.27
Pioneer School Corp	0.0112570	42.4328%	535.83	24.81	511.02	403.96	107.06
Logansport Library	0.0012100	4.5611%	57.60	2.67	54.93	43.42	11.51
CASS COUNTY SOLID WASTE MANAGEMENT	0.0000000	0.0000%	0.00	0.00	0.00	0.00	0.00
Airport Authority	0.0005910	2.2278%	28.13	1.30	26.83	21.21	5.62
Cass Co Fire District # 1	0.0045740	17.2415%	217.72	10.08	207.64	164.14	43.50
	0.0265290	100.0000%	1,262.78	58.47	1,204.31	952.00	252.31

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Historical Tax Information <== See Tax break down						
Yearly Itemized Taxes:						
Year	Assessment	Deduction	Gross Tax	Tax Credits	Cap Credits	Taxes
2020 Pay 2021	47,600	0	1,262.78	252.31	58.47	952.00
2019 Pay 2020	53,400	0	1,367.62	221.60	78.02	1,068.00
2018 Pay 2019	55,100	0	1,355.74	225.84	27.90	1,102.00
2017 Pay 2018	63,400	0	1,436.76	226.50	0.00	1,210.26
2016 Pay 2017	67,100	0	1,517.52	251.46	0.00	1,266.06
2015 Pay 2016	70,200	0	1,537.52	242.52	0.00	1,295.00
2014 Pay 2015	70,200	0	1,447.16	234.38	0.00	1,212.78
2013 Pay 2014	60,300	0	1,326.30	233.74	0.00	1,092.56
2012 Pay 2013	55,800	0	1,308.18	273.48	0.00	1,034.70
2011 Pay 2012	51,400	0	979.32	157.88	0.00	821.44
2010 Pay 2011	44,200	0	912.76	138.36	0.00	774.40
2009 Pay 2010	42,800	0	844.88	0.00	0.00	844.88
2008 Pay 2009	41,100	0	811.92	0.00	0.00	811.92
2007 Pay 2008	39,000	0	1,005.88	222.77	0.00	783.11
2006 Pay 2007	30,100	0	822.24	196.56	0.00	625.68
2005 Pay 2006	30,100	0	847.00	232.34	0.00	614.66
2004 Pay 2005	35,900	0	907.76	248.06	0.00	659.70
2003 Pay 2004	35,900	0	884.54	243.18	0.00	641.36

Charges:		
		Balance: 0.00
2020 Payable 2021		Spring Installment Due: 476.00
		Fall Installment Due: 476.00
		Total Payments: 952.00
2020 Payable 2021		
Tax Unit	Description	Charge
017: Noble Pioneer	Taxes, Fall	476.00
017: Noble Pioneer	Taxes, Spring	476.00
Receipt #: 1805303 - Pymt id#: 16679782	Effective: 05/03/2021	-952.00
		Due: 0.00
		Total Payments: 952.00
All charges below here are a snapshot of how this parcel stood as of December Settlement of each year. Payments made after each year's December Settlement are applied to next year's charges.		
2019 Payable 2020		
Tax Unit	Description	Charge
017: Noble Pioneer	Taxes, Fall	534.00
017: Noble Pioneer	Taxes, Spring	534.00
Receipt #: 1761325 - Pymt id#: 15758360	Effective: 05/04/2020	-1,068.00
		Due: 0.00
		Total Payments: 1,068.00
2018 Payable 2019		

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Cass County Government, Indiana
[Treasurer](#)

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2020 Payable 2021

Real Estate Property Information	
Agricultural	
100: Agricultural - Vacant Land	
2020 Payable 2021	
Deeded Owner:	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas N (12/05/2013) Heckard, Donald H
Property Address:	INDIAN CREEK RD Logansport, IN 46947
Parcel #	09-06-11-200-024.000-017
Old #:	
Acres:	25.29 Township: 02N Range: Section: 11
Lots:	See Legal Description
Tax District:	017: Noble Township Pioneer Regiona
School District:	0775 Pioneer Regional School Corporation
Township:	

Current Charges:	
2020 Payable 2021	Balance: 0.00
	Spring Installment Due: 336.00
	Fall Installment Due: 336.00
	Total Payments: 672.00

Legal Description:
Sw 1/4 Nw 1/4 11 27 1e 25.29

Parties involved with this Parcel		
Type	Name	Address
Owner	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas	993 W 275 N Logansport, IN 46947 USA

Tax Calculations for:
2020 Payable 2021

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Description		Amounts
Gross Assessment		
33,600 Cap 2 - AG Land		33,600
- Deductions/Exemptions		0
= Taxable Assessment		33,600
Gross Tax	Net Av	Normal Taxes
		0.0265290
		Referandum Taxes
		0.0000000
Hmstd, Cap 1:	0	0.00
Res / Rental, Cap 2:	0	0.00
Long Term Care, Cap 2:	0	0.00
Ag Land, Cap 2:	33,600	891.37
Com Apt, Cap 2:	0	0.00
MH Land, Cap 2:	0	0.00
Non Res, Cap 3:	0	0.00
Total:	33,600	891.36
- (P)roperty (T)ax (R)eplacement (C)redits:		178.10
	Tax	x Rate
		- Credits
		= Taxes
Hmstd, Cap 1:	0.00	0.199805
Res / Rental, Cap 2:	0.00	0.199805
Long Term Care, Cap 2:	0.00	0.199805
Ag Land, Cap 2:	891.37	0.199805
Com Apt, Cap 2:	0.00	0.199805
MH Land, Cap 2:	0.00	0.199805
Non Res, Cap 3:	0.00	0.199805
		178.10
		713.27
= after Credits Subtotal:		713.26
	Tax	Limit
		- Credits
		= Taxes
Hmstd, Cap 1:	0.00	0.00
Res / Rental, Cap 2:	0.00	0.00
Long Term Care, Cap 2:	0.00	0.00
Ag Land, Cap 2:	713.27	672.00
Com Apt, Cap 2:	0.00	0.00
MH Land, Cap 2:	0.00	0.00
Non Res, Cap 3:	0.00	0.00
- Cap Credits:		41.26
		672.01
- Over 65 Cap		0
	Land	Improvement
Hmstd, Cap 1 Taxes:	0.00	0.00
Res / Rental, Cap 2 Taxes:	0.00	0.00
Long Term Care, Cap 2 Taxes:	0.00	0.00
Ag Land, Cap 2 Taxes:	672.01	0.00
Com Apt, Cap 2 Taxes:	0.00	0.00
MH Land, Cap 2 Taxes:	0.00	0.00
Non Res, Cap 3 Taxes:	0.00	0.00
Caps Total:	672.01 +	0.00 =
		Total: \$672.00

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Taxing Unit	Rate	Percentage	Gross	-Cap Credits	=Net	Taxpayer	Tax Credits
Cass County	0.0086580	32.6360%	290.90	13.47	277.43	219.31	58.12
Noble Twp	0.0002390	0.9009%	8.03	0.37	7.66	6.06	1.60
Pioneer School Corp	0.0112570	42.4328%	378.23	17.51	360.72	285.15	75.57
Logansport Library	0.0012100	4.5611%	40.66	1.88	38.78	30.66	8.12
CASS COUNTY SOLID WASTE MANAGEMENT	0.0000000	0.0000%	0.00	0.00	0.00	0.00	0.00
Airport Authority	0.0005910	2.2278%	19.86	0.92	18.94	14.97	3.97
Cass Co Fire District # 1	0.0045740	17.2415%	153.68	7.11	146.57	115.86	30.71
	0.0265290	100.0000%	891.36	41.26	850.10	672.00	178.10

Historical Tax Information <== [See Tax break down](#)

Yearly Itemized Taxes:						
Year	Assessment	Deduction	Gross Tax	Tax Credits	Cap Credits	Taxes
2020 Pay 2021	33,600	0	891.36	178.10	41.26	672.00
2019 Pay 2020	40,500	0	1,037.24	168.06	59.18	810.00
2018 Pay 2019	41,800	0	1,028.48	171.32	21.16	836.00
2017 Pay 2018	48,100	0	1,090.04	171.84	0.00	918.20
2016 Pay 2017	50,900	0	1,151.14	190.74	0.00	960.40
2015 Pay 2016	53,300	0	1,167.38	184.14	0.00	983.24
2014 Pay 2015	53,300	0	1,098.78	177.96	0.00	920.82
2013 Pay 2014	45,700	0	1,005.16	177.14	0.00	828.02
2012 Pay 2013	42,300	0	991.68	207.32	0.00	784.36
2011 Pay 2012	39,000	0	743.06	119.78	0.00	623.28
2010 Pay 2011	36,600	0	755.82	114.58	0.00	641.24
2009 Pay 2010	35,500	0	700.76	0.00	0.00	700.76
2008 Pay 2009	34,000	0	671.68	0.00	0.00	671.68
2007 Pay 2008	32,400	0	835.66	185.08	0.00	650.58
2006 Pay 2007	25,000	0	682.92	163.24	0.00	519.68
2005 Pay 2006	25,000	0	703.50	192.98	0.00	510.52
2004 Pay 2005	29,800	0	753.52	205.92	0.00	547.60
2003 Pay 2004	29,800	0	734.24	201.86	0.00	532.38

Charges:

Balance: 0.00	
2020 Payable 2021	Spring Installment Due: 336.00
	Fall Installment Due: 336.00
	Total Payments: 672.00
2020 Payable 2021	
Tax Unit	Description
017: Noble Pioneer	Taxes, Fall
017: Noble Pioneer	Taxes, Spring
Receipt #: 1805304 - Pymt id#: 16679785	Effective: 05/03/2021
Due: 0.00	
Total Payments: 672.00	
<p>All charges below here are a snapshot of how this parcel stood as of December Settlement of each year. Payments made after each year's December Settlement are applied to next year's charges.</p>	
2019 Payable 2020	

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Cass County Government, Indiana
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2020 Payable 2021 ▾

Real Estate Property Information	
Agricultural	
100: Agricultural - Vacant Land	
2020 Payable 2021	
Deeded Owner:	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas N (12/05/2013) Heckard, Donald H
Property Address:	INDIAN CREEK RD Logansport, IN 46947
Parcel #	09-06-11-300-023.000-017
Old #:	
Acres:	40.00 Township: 02N Range: Section: 11
Lots:	See Legal Description
Tax District:	017: Noble Township Pioneer Regiona
School District:	0775 Pioneer Regional School Corporation
Township:	

Current Charges:	
2020 Payable 2021	Balance: 0.00
Print Charges	Spring Installment Due: 526.00
	Fall Installment Due: 526.00
	Total Payments: 1,052.00

Legal Description:
NW 1/4 SW 1/4 11 27 1e 40 A

Parties involved with this Parcel		
Type	Name	Address
Owner	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas	993 W 275 N Logansport, IN 46947 USA

Tax Calculations for:
2020 Payable 2021

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Description		Amounts					
Gross Assessment							
51,100 Cap 2 - AG Land		51,100					
- Deductions/Exemptions		0					
= Taxable Assessment		51,100					
Gross Tax		1,355.62					
	Net Av	Normal Taxes 0.0265290	Referandum Taxes 0.0000000				
Hmstd, Cap 1:	0	0.00	0.00				
Res / Rental, Cap 2:	0	0.00	0.00				
Long Term Care, Cap 2:	0	0.00	0.00				
Ag Land, Cap 2:	51,100	1,355.63	0.00				
Com Apt, Cap 2:	0	0.00	0.00				
MH Land, Cap 2:	0	0.00	0.00				
Non Res, Cap 3:	0	0.00	0.00				
Total:	51,100	1,355.62	0.00				
- (P)roperty (T)ax (R)eplacement (C)redits:		270.86					
	Tax	x Rate	- Credits = Taxes				
Hmstd, Cap 1:	0.00	0.199805	0.00 0.00				
Res / Rental, Cap 2:	0.00	0.199805	0.00 0.00				
Long Term Care, Cap 2:	0.00	0.199805	0.00 0.00				
Ag Land, Cap 2:	1,355.63	0.199805	270.86 1,084.77				
Com Apt, Cap 2:	0.00	0.199805	0.00 0.00				
MH Land, Cap 2:	0.00	0.199805	0.00 0.00				
Non Res, Cap 3:	0.00	0.199805	0.00 0.00				
= after Credits Subtotal:		1,084.76					
- Cap Credits:		62.76					
	Tax	Limit	- Credits = Taxes				
Hmstd, Cap 1:	0.00	0.00	0.00 0.00				
Res / Rental, Cap 2:	0.00	0.00	0.00 0.00				
Long Term Care, Cap 2:	0.00	0.00	0.00 0.00				
Ag Land, Cap 2:	1,084.77	1,022.00	62.76 1,022.01				
Com Apt, Cap 2:	0.00	0.00	0.00 0.00				
MH Land, Cap 2:	0.00	0.00	0.00 0.00				
Non Res, Cap 3:	0.00	0.00	0.00 0.00				
- Over 65 Cap		0					
	Land	Improvement					
Hmstd, Cap 1 Taxes:	0.00	0.00					
Res / Rental, Cap 2 Taxes:	0.00	0.00					
Long Term Care, Cap 2 Taxes:	0.00	0.00					
Ag Land, Cap 2 Taxes:	1,022.01	0.00					
Com Apt, Cap 2 Taxes:	0.00	0.00					
MH Land, Cap 2 Taxes:	0.00	0.00					
Non Res, Cap 3 Taxes:	0.00	0.00					
Caps Total:	1,022.01	+	0.00 = Total: \$1,022.00				
Taxing Unit	Rate	Percentage	Gross	-Cap Credits	=Net	Taxpayer	Tax Credits
Cass County	0.0086580	32.6360%	442.42	20.48	421.94	333.54	88.40
Noble Twp	0.0002390	0.9009%	12.21	0.57	11.64	9.20	2.44
Pioneer School Corp	0.0112570	42.4328%	575.23	26.63	548.60	433.67	114.93
Logansport Library	0.0012100	4.5611%	61.83	2.86	58.97	46.62	12.35
CASS COUNTY SOLID WASTE MANAGEMENT	0.0000000	0.0000%	0.00	0.00	0.00	0.00	0.00
Airport Authority	0.0005910	2.2278%	30.20	1.40	28.80	22.77	6.03
Cass Co Fire District # 1	0.0045740	17.2415%	233.73	10.82	222.91	176.21	46.70
	0.0265290	100.0000%	1,355.62	62.76	1,292.86	1,022.00	270.86

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Historical Tax Information <== See Tax break down						
Yearly Itemized Taxes:						
Year	Assessment	Deduction	Gross Tax	Tax Credits	Cap Credits	Taxes
2020 Pay 2021	51,100	0	1,355.62	270.86	62.76	1,022.00
2019 Pay 2020	65,000	0	1,664.72	269.73	94.99	1,300.00
2018 Pay 2019	67,100	0	1,651.00	275.02	33.98	1,342.00
2017 Pay 2018	77,100	0	1,747.24	275.44	0.00	1,471.80
2016 Pay 2017	81,700	0	1,847.72	306.18	0.00	1,541.54
2015 Pay 2016	85,500	0	1,872.62	295.38	0.00	1,577.24
2014 Pay 2015	85,500	0	1,762.58	285.48	0.00	1,477.10
2013 Pay 2014	73,400	0	1,614.42	284.50	0.00	1,329.92
2012 Pay 2013	67,900	0	1,591.84	332.76	0.00	1,259.08
2011 Pay 2012	62,500	0	1,190.80	191.96	0.00	998.84
2010 Pay 2011	53,300	0	1,100.70	166.86	0.00	933.84
2009 Pay 2010	51,700	0	1,020.56	0.00	0.00	1,020.56
2008 Pay 2009	49,600	0	979.84	0.00	0.00	979.84
2007 Pay 2008	47,100	0	1,214.80	269.05	0.00	945.75
2006 Pay 2007	0	0	0.00	0.00	0.00	0.00

Charges:		
		Balance: 0.00
2020 Payable 2021		Spring Installment Due: 526.00
		Fall Installment Due: 526.00
		Total Payments: 1,052.00
2020 Payable 2021		
Tax Unit	Description	Charge
Drain Maintenance: Sheets (61)	Taxes, Fall	15.00
017: Noble Pioneer	Taxes, Fall	511.00
Drain Maintenance: Sheets (61)	Taxes, Spring	15.00
017: Noble Pioneer	Taxes, Spring	511.00
Receipt #: 1805299 - Pymt id#: 16679770	Effective: 05/03/2021	-1,052.00
		Due: 0.00
		Total Payments: 1,052.00
All charges below here are a snapshot of how this parcel stood as of December Settlement of each year. Payments made after each year's December Settlement are applied to next year's charges.		
2019 Payable 2020		
Tax Unit	Description	Charge
Drain Maintenance: Manley (118)	Taxes, Fall	18.75
Drain Maintenance: Sheets (61)	Taxes, Fall	15.00
017: Noble Pioneer	Taxes, Fall	650.00
Drain Maintenance: Manley (118)	Taxes, Spring	18.75
Drain Maintenance: Sheets (61)	Taxes, Spring	15.00
017: Noble Pioneer	Taxes, Spring	650.00
Receipt #: 1761329 - Pymt id#: 15758372	Effective: 05/04/2020	-1,367.50
		Due: 0.00
		Total Payments: 1,367.50

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Cass County Government, Indiana
Treasurer
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2020 Payable 2021

Real Estate Property Information	
Agricultural	
100: Agricultural - Vacant Land	
2020 Payable 2021	
Deeded Owner:	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas N (12/05/2013) Heckard, Donald H
Property Address:	INDIAN CREEK RD Logansport, IN 46947
Parcel #	09-06-11-300-027.000-017
Old #:	
Acres:	10.00 Township: 02N Range: Section: 11
Lots:	See Legal Description
Tax District:	017: Noble Township Pioneer Regiona
School District:	0775 Pioneer Regional School Corporation
Township:	

Current Charges:	
2020 Payable 2021	Balance: 0.00
	Spring Installment Due: 125.00
	Fall Installment Due: 125.00
	Total Payments: 250.00

Legal Description:
N Pt Sw 1/4 Sw 1/4 11 27 1e 10a

Parties involved with this Parcel		
Type	Name	Address
Owner	Heckard, Stephen D & Rhodes, Nancy L & Heckard, Thomas	993 W 275 N Logansport, IN 46947 USA

Tax Calculations for: 2020 Payable 2021

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Description		Amounts
Gross Assessment		
12,000 Cap 2 - AG Land		12,000
- Deductions/Exemptions		0
= Taxable Assessment		12,000
Gross Tax	Net Av	Normal Taxes
		0.0265290
		Referandum Taxes
		0.0000000
		318.34
Hmstd, Cap 1:	0	0.00
Res / Rental, Cap 2:	0	0.00
Long Term Care, Cap 2:	0	0.00
Ag Land, Cap 2:	12,000	318.35
Com Apt, Cap 2:	0	0.00
MH Land, Cap 2:	0	0.00
Non Res, Cap 3:	0	0.00
Total:	12,000	318.34
- (P)roperty (T)ax (R)eplacement (C)redits:		63.61
	Tax	x Rate
		- Credits
		= Taxes
Hmstd, Cap 1:	0.00	0.199805
Res / Rental, Cap 2:	0.00	0.199805
Long Term Care, Cap 2:	0.00	0.199805
Ag Land, Cap 2:	318.35	0.199805
Com Apt, Cap 2:	0.00	0.199805
MH Land, Cap 2:	0.00	0.199805
Non Res, Cap 3:	0.00	0.199805
		63.61
		254.74
		0.00
		0.00
		0.00
		0.00
		0.00
= after Credits Subtotal:		254.73
- Cap Credits:	Tax	Limit
		- Credits
		= Taxes
Hmstd, Cap 1:	0.00	0.00
Res / Rental, Cap 2:	0.00	0.00
Long Term Care, Cap 2:	0.00	0.00
Ag Land, Cap 2:	254.74	240.00
Com Apt, Cap 2:	0.00	0.00
MH Land, Cap 2:	0.00	0.00
Non Res, Cap 3:	0.00	0.00
		14.73
		240.01
		0.00
		0.00
		0.00
		0.00
- Over 65 Cap		0
	Land	Improvement
Hmstd, Cap 1 Taxes:	0.00	0.00
Res / Rental, Cap 2 Taxes:	0.00	0.00
Long Term Care, Cap 2 Taxes:	0.00	0.00
Ag Land, Cap 2 Taxes:	240.01	0.00
Com Apt, Cap 2 Taxes:	0.00	0.00
MH Land, Cap 2 Taxes:	0.00	0.00
Non Res, Cap 3 Taxes:	0.00	0.00
Caps Total:	240.01 +	0.00 =
		Total: \$240.00

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Taxing Unit	Rate	Percentage	Gross	-Cap Credits	=Net	Taxpayer	Tax Credits
Cass County	0.0086580	32.6360%	103.89	4.81	99.08	78.32	20.76
Noble Twp	0.0002390	0.9009%	2.87	0.13	2.74	2.17	0.57
Pioneer School Corp	0.0112570	42.4328%	135.08	6.25	128.83	101.84	26.99
Logansport Library	0.0012100	4.5611%	14.52	0.67	13.85	10.95	2.90
CASS COUNTY SOLID WASTE MANAGEMENT	0.0000000	0.0000%	0.00	0.00	0.00	0.00	0.00
Airport Authority	0.0005910	2.2278%	7.09	0.33	6.76	5.34	1.42
Cass Co Fire District # 1	0.0045740	17.2415%	54.89	2.54	52.35	41.38	10.97
	0.0265290	100.0000%	318.34	14.73	303.61	240.00	63.61

Historical Tax Information <== [See Tax break down](#)

Yearly Itemized Taxes:

Year	Assessment	Deduction	Gross Tax	Tax Credits	Cap Credits	Taxes
2020 Pay 2021	12,000	0	318.34	63.61	14.73	240.00
2019 Pay 2020	14,800	0	379.04	61.42	21.62	296.00
2018 Pay 2019	15,200	0	374.00	62.30	7.70	304.00
2017 Pay 2018	17,500	0	396.58	62.52	0.00	334.06
2016 Pay 2017	18,600	0	420.66	69.70	0.00	350.96
2015 Pay 2016	19,400	0	424.90	67.02	0.00	357.88
2014 Pay 2015	19,400	0	399.92	64.76	0.00	335.16
2013 Pay 2014	16,700	0	367.32	64.74	0.00	302.58
2012 Pay 2013	15,400	0	361.04	75.48	0.00	285.56
2011 Pay 2012	14,200	0	270.54	43.62	0.00	226.92
2010 Pay 2011	12,200	0	251.94	38.20	0.00	213.74
2009 Pay 2010	11,800	0	232.92	0.00	0.00	232.92
2008 Pay 2009	11,400	0	225.20	0.00	0.00	225.20
2007 Pay 2008	10,800	0	278.54	61.68	0.00	216.86
2006 Pay 2007	8,300	0	226.72	54.18	0.00	172.54
2005 Pay 2006	8,300	0	233.56	64.06	0.00	169.50
2004 Pay 2005	9,900	0	250.32	68.40	0.00	181.92
2003 Pay 2004	9,900	0	243.92	67.04	0.00	176.88

Charges:

2020 Payable 2021

Balance: 0.00
 Spring Installment Due: 125.00
 Fall Installment Due: 125.00
 Total Payments: 250.00

2020 Payable 2021

Tax Unit	Description	Charge
Drain Maintenance: Sheets (61)	Taxes, Fall	5.00
017: Noble Pioneer	Taxes, Fall	120.00
Drain Maintenance: Sheets (61)	Taxes, Spring	5.00
017: Noble Pioneer	Taxes, Spring	120.00
Receipt #: 1805298 - Pymt id#: 16679767	Effective: 05/03/2021	-250.00

Due: 0.00
 Total Payments: 250.00

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Description		Amounts
Gross Assessment		
37,100 Cap 2 - AG Land		37,100
- Deductions/Exemptions		0
= Taxable Assessment		37,100
Gross Tax	Net Av	Normal Taxes
		Referandum Taxes
		0.0265290
		0.0000000
Hmstd, Cap 1:	0	0.00
Res / Rental, Cap 2:	0	0.00
Long Term Care, Cap 2:	0	0.00
Ag Land, Cap 2:	37,100	984.23
Com Apt, Cap 2:	0	0.00
MH Land, Cap 2:	0	0.00
Non Res, Cap 3:	0	0.00
Total:	37,100	984.22
- (P)roperty (T)ax (R)eplacement (C)redits:		196.65
	Tax	x Rate
		- Credits
		= Taxes
Hmstd, Cap 1:	0.00	0.199805
Res / Rental, Cap 2:	0.00	0.199805
Long Term Care, Cap 2:	0.00	0.199805
Ag Land, Cap 2:	984.23	0.199805
Com Apt, Cap 2:	0.00	0.199805
MH Land, Cap 2:	0.00	0.199805
Non Res, Cap 3:	0.00	0.199805
		196.65
		787.58
		0.00
		0.00
		0.00
		0.00
= after Credits Subtotal:		787.57
	Tax	Limit
		- Credits
		= Taxes
Hmstd, Cap 1:	0.00	0.00
Res / Rental, Cap 2:	0.00	0.00
Long Term Care, Cap 2:	0.00	0.00
Ag Land, Cap 2:	787.58	742.00
Com Apt, Cap 2:	0.00	0.00
MH Land, Cap 2:	0.00	0.00
Non Res, Cap 3:	0.00	0.00
- Cap Credits:		45.57
		0.00
		0.00
		0.00
		0.00
		0.00
- Over 65 Cap		0
	Land	Improvement
Hmstd, Cap 1 Taxes:	0.00	0.00
Res / Rental, Cap 2 Taxes:	0.00	0.00
Long Term Care, Cap 2 Taxes:	0.00	0.00
Ag Land, Cap 2 Taxes:	742.01	0.00
Com Apt, Cap 2 Taxes:	0.00	0.00
MH Land, Cap 2 Taxes:	0.00	0.00
Non Res, Cap 3 Taxes:	0.00	0.00
Caps Total:	742.01 +	0.00 =
		Total: \$742.00

COUNTY TAX INFORMATION

6/30/2021

Treasurer: Real Property Information

Taxing Unit	Rate	Percentage	Gross	-Cap Credits	=Net	Taxpayer	Tax Credits
Cass County	0.0086580	32.6360%	321.21	14.87	306.34	242.16	64.18
Noble Twp	0.0002390	0.9009%	8.87	0.41	8.46	6.69	1.77
Pioneer School Corp	0.0112570	42.4328%	417.63	19.34	398.29	314.85	83.44
Logansport Library	0.0012100	4.5611%	44.89	2.08	42.81	33.84	8.97
CASS COUNTY SOLID WASTE MANAGEMENT	0.0000000	0.0000%	0.00	0.00	0.00	0.00	0.00
Airport Authority	0.0005910	2.2278%	21.93	1.02	20.91	16.53	4.38
Cass Co Fire District # 1	0.0045740	17.2415%	169.69	7.86	161.83	127.92	33.91
	0.0265290	100.0000%	984.22	45.57	938.65	742.00	196.65

Historical Tax Information <== [See Tax break down](#)

Yearly Itemized Taxes:						
Year	Assessment	Deduction	Gross Tax	Tax Credits	Cap Credits	Taxes
2020 Pay 2021	37,100	0	984.22	196.65	45.57	742.00
2019 Pay 2020	46,000	0	1,178.10	190.89	67.21	920.00
2018 Pay 2019	47,500	0	1,168.74	194.69	24.05	950.00
2017 Pay 2018	54,600	0	1,237.34	195.06	0.00	1,042.28
2016 Pay 2017	57,800	0	1,307.20	216.60	0.00	1,090.60
2015 Pay 2016	60,500	0	1,325.06	208.98	0.00	1,116.08
2014 Pay 2015	60,500	0	1,247.20	202.00	0.00	1,045.20
2013 Pay 2014	51,900	0	1,141.54	201.18	0.00	940.36
2012 Pay 2013	48,100	0	1,127.66	235.74	0.00	891.92
2011 Pay 2012	44,200	0	842.14	135.78	0.00	706.36
2010 Pay 2011	38,000	0	784.74	118.98	0.00	665.76
2009 Pay 2010	36,900	0	728.40	0.00	0.00	728.40
2008 Pay 2009	35,400	0	699.32	0.00	0.00	699.32
2007 Pay 2008	33,600	0	866.60	191.93	0.00	674.67
2006 Pay 2007	26,000	0	710.24	169.78	0.00	540.46
2005 Pay 2006	26,000	0	731.64	200.70	0.00	530.94
2004 Pay 2005	31,000	0	783.86	214.20	0.00	569.66
2003 Pay 2004	31,000	0	763.80	209.98	0.00	553.82

Charges:

2020 Payable 2021

Balance: 0.00

Spring Installment Due: 383.00

Fall Installment Due: 383.00

Total Payments: 766.00

2020 Payable 2021

Tax Unit	Description	Charge
Drain Maintenance: Sheets (61)	Taxes, Fall	12.00
017: Noble Pioneer	Taxes, Fall	371.00
Drain Maintenance: Sheets (61)	Taxes, Spring	12.00
017: Noble Pioneer	Taxes, Spring	371.00
Receipt #: 1805302 - Pymt id#: 16679779	Effective: 05/03/2021	766.00

Due: 0.00

Total Payments: 766.00

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



SCHRADER AT A GLANCE

- Established in 1944.
- Located in Columbia City, IN, in 10,000 square feet of office space and heated garage/shop for auction equipment.
- Salaried staff (21) averages over 14 years experience, and the Schrader marketing team includes (4) graphic designers and a professional photographer.
- Sales representatives (36) in six states, including Oklahoma and Florida.
- Joint venture offices in Michigan, Virginia and Washington and a joint venture office in Indianapolis, Indiana.
- Licensed in 26 states and have ability to secure proper licensing in any state.
- Real estate auctions conducted in 40 states.
- Over 400 years of combined experience.
- Seven staff members and managers with master's degrees—president having a Masters Degree in Agricultural Economics.
- 200 to 250 auctions conducted annually.
- Annual real estate auction sales volume has exceeded \$250,000,000.
- Annual acreage sold has exceeded 100,000 acres plus residential and commercial properties.
- Traditional real estate sales and Section 1031 tax deferred exchanges are a sector of Schrader business.
- Conducted the first online multi-tract auction on the internet simultaneously with the live auction on March 27, 2000.



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
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