

# 277<sup>±</sup> acres

Rush County  
Rushville, IN

# PREMIER LAND AUCTION

Offered in 6 Tracts or Combinations  
Ranging from 12.6 - 79± Acres

Auction Held in the Root Building  
at the Rush County Fairgrounds  
in Rushville, Indiana

4± Miles Southwest of Rushville  
2.5± Miles Northwest of Milroy

- Investment Quality Soils  
Mostly Fincastle Silt Loam &  
Cyclone Silty Clay Loam
- All Contiguous Except for  
40± Acres
- Nearly All Tillable
- Excellent Road Frontage

# INFORMATION BOOKLET

ONLINE BIDDING AVAILABLE

**SCHRADER**  
Real Estate and Auction Company, Inc.

800.451.2709

[www.SchraderAuction.com](http://www.SchraderAuction.com)

Thursday, August 18 • 11am <sup>Eastern</sup>

## 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.

**Sellers:** Timothy H. Webb (TR 1 & 4), Timothy H. & Sheryl N. Webb (TR 2 & 3) & Thomas C. Webb (TR 5 & 6)



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

### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 6 individual tracts, any combination of tracts & as a total 277± 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 final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

**DEED:** Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, & all other matters of public record.

**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction or as soon

thereafter upon completion of surveys, if applicable, the final title commitment & Seller's closing documents. 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:** Possession is at closing subject to tenant rights for the 2022 crop.

**REAL ESTATE TAXES:** Seller shall pay all 2022 real estate taxes due & payable in 2023. Buyer(s) shall assume any taxes thereafter. Buyer(s) shall assume any ditch & drainage assessments due after closing.

**ACREAGE:** All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

**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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder(s) shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates

have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**EASEMENTS:** Subject to any & all existing easements.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information 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 information 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.**

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, AUGUST 18, 2022**  
**277+ ACRES – RUSHVILLE, 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](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Thursday, August 11, 2022.  
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  
277± Acres • Rush County, Indiana  
Thursday, August 18, 2022**

**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 Thursday, August 18, 2022 at 11:00 AM. (EST)
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](http://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](mailto: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, Thursday, August 11, 2022**. 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:**

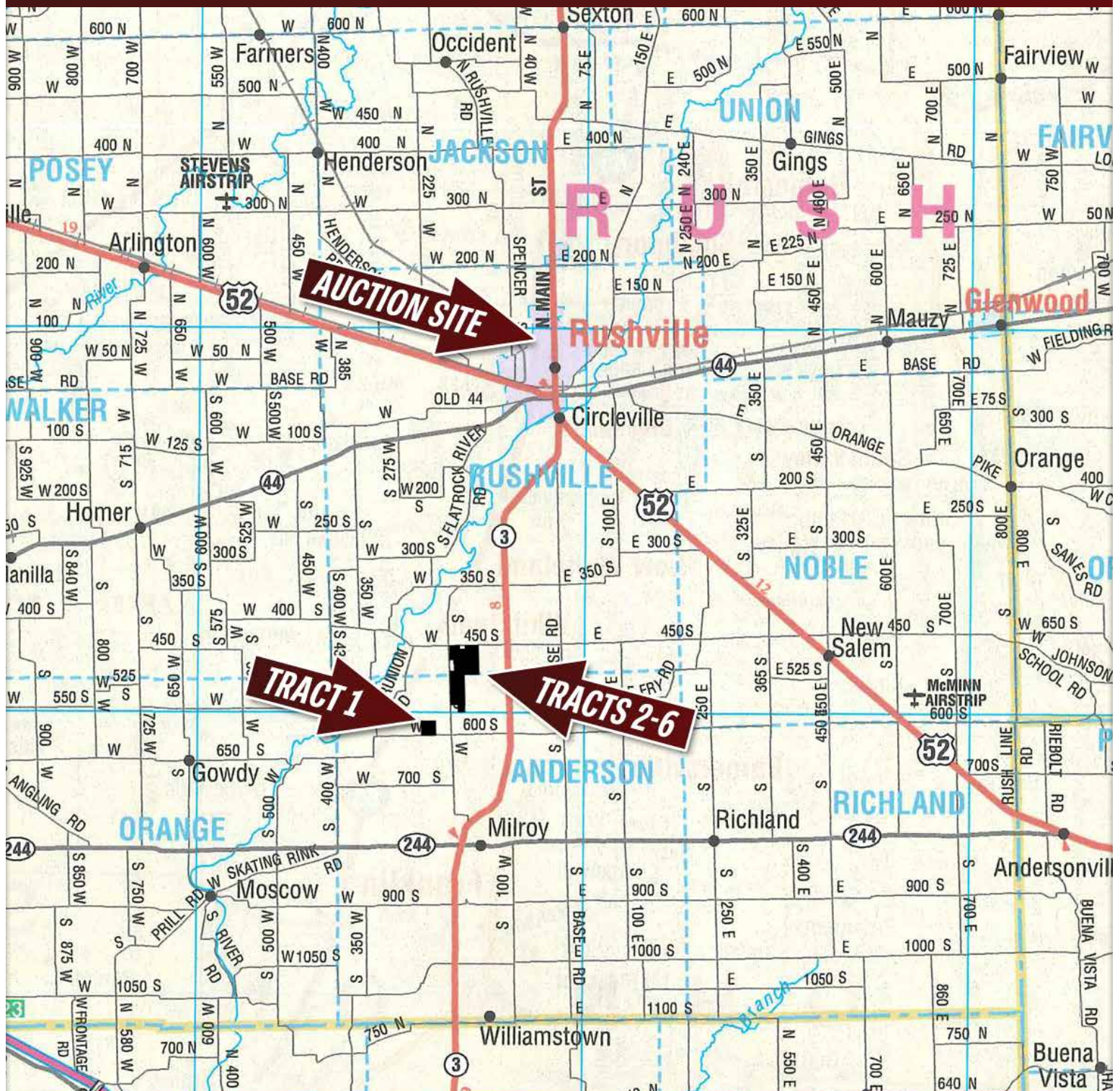
E-mail address of registered bidder: \_\_\_\_\_

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

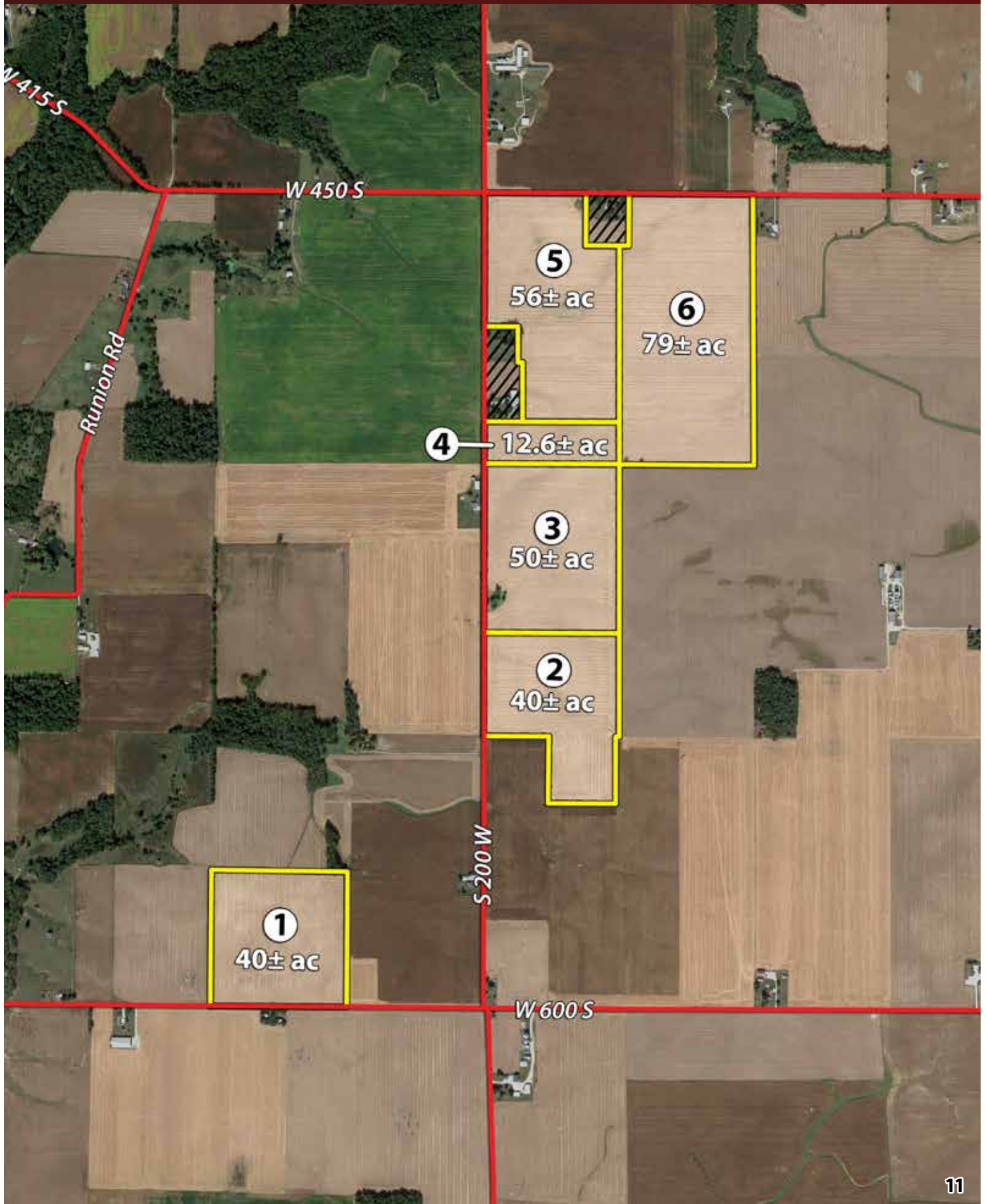
# LOCATION & TRACT MAPS



**AUCTION LOCATION:** Root Building at the Rush County Fairgrounds, 1299 N Sexton St, Rushville, IN 46173 • In Rushville from the junction of IN SR 44 & IN SR 3, take SR 3 (Main St) north 1 mi. to W 16th St. Then left on W 16th St ¼ mi. to Sexton St. Left on Sexton to the fairgrounds.

**PROPERTY LOCATION:** On the south side of Rushville where SR 3 & US 52 split, go south on SR 3 approximately 5.6 mi. to CR 600 S. Go west on CR 600 S for 1¼ mi. to Tract 1 on the north side of the road. To Tract 2, go back east of Tract 1 on CR 600 S for ¼ mi. to 200 W. Go north on 200 W for ½ mi. to Tract 2 on the east side of the road. Continue north on 200 W to view Tracts 3, 4 & 5. At 450 S go east to view the north side of Tract 5 & Tract 6.

# LOCATION & TRACT MAPS

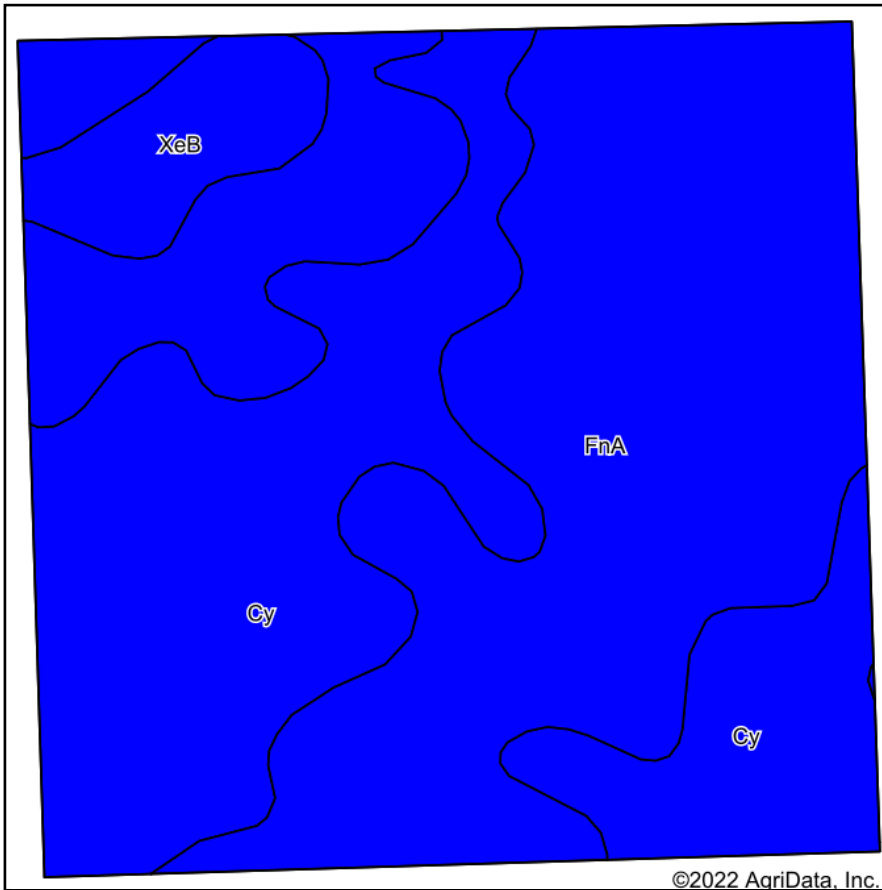




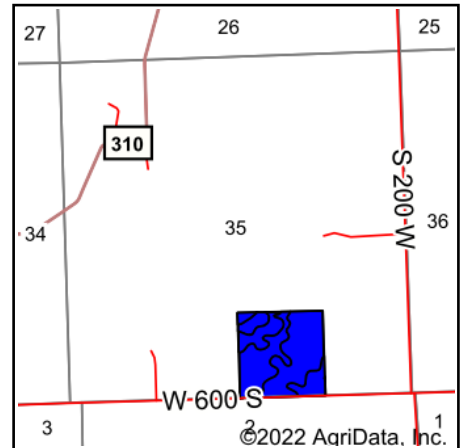
# MAPS

# SURETY SOILS MAP

## Tract 1



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Rush**  
 Location: **35-13N-9E**  
 Township: **Anderson**  
 Acres: **41.2**  
 Date: **7/13/2022**



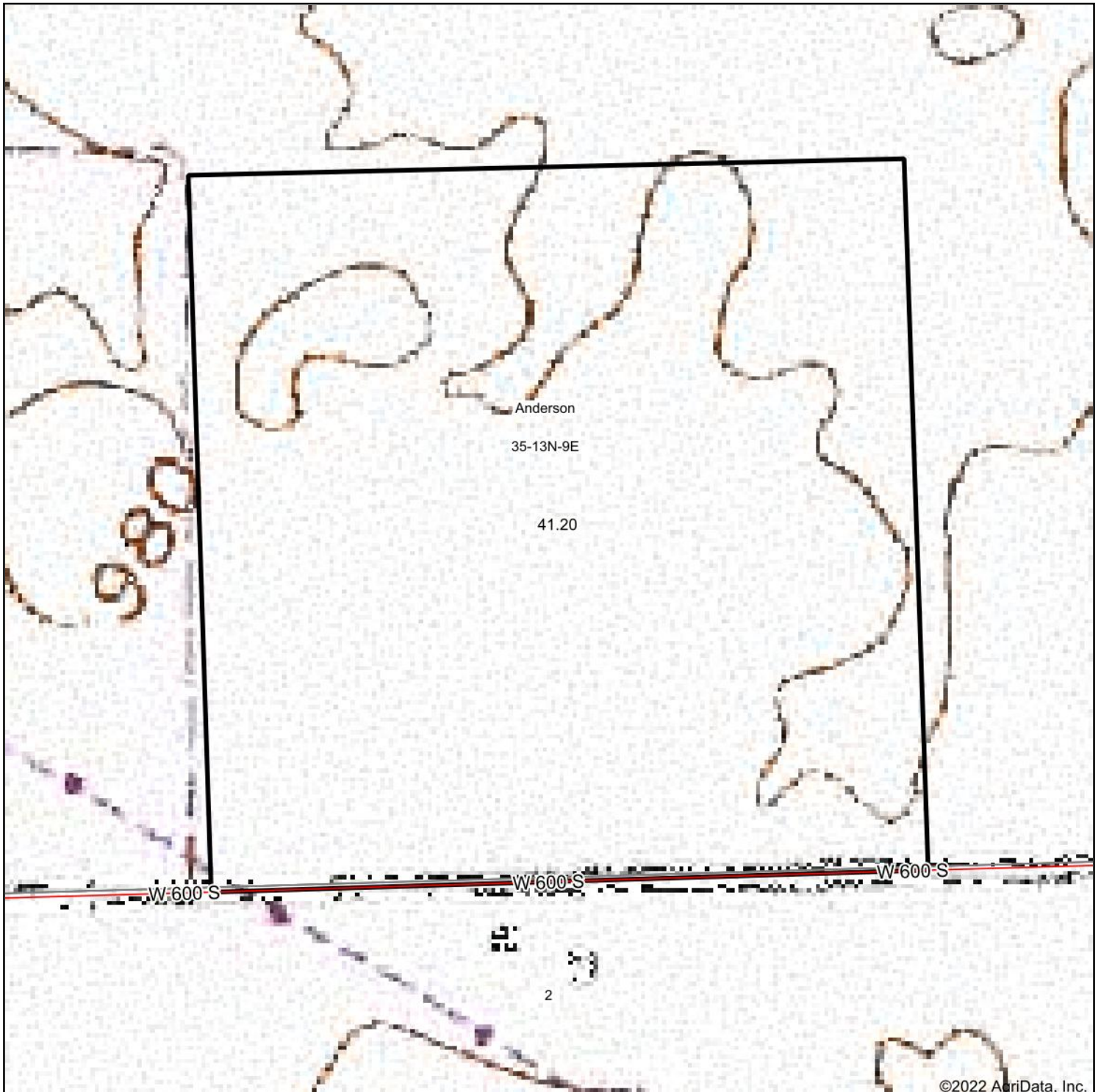
Area Symbol: IN139, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
FnA	Fincastle silt loam, 0 to 2 percent slopes	23.19	56.3%		llw	166	5			11	54	74
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	15.71	38.1%		llw	185	6			13	65	75
XeB	Xenia silt loam, 2 to 4 percent slopes	2.30	5.6%		lle	156	5	1	1	10	54	69
<b>Weighted Average</b>					<b>2.00</b>	<b>172.7</b>	<b>5.4</b>	<b>0.1</b>	<b>0.1</b>	<b>11.7</b>	<b>58.2</b>	<b>74.1</b>

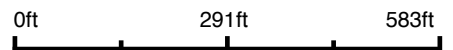
Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP

Tract 1



map center: 39° 31' 33.5, -85° 29' 11.08



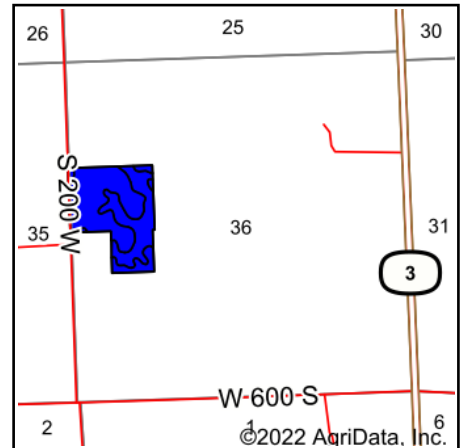
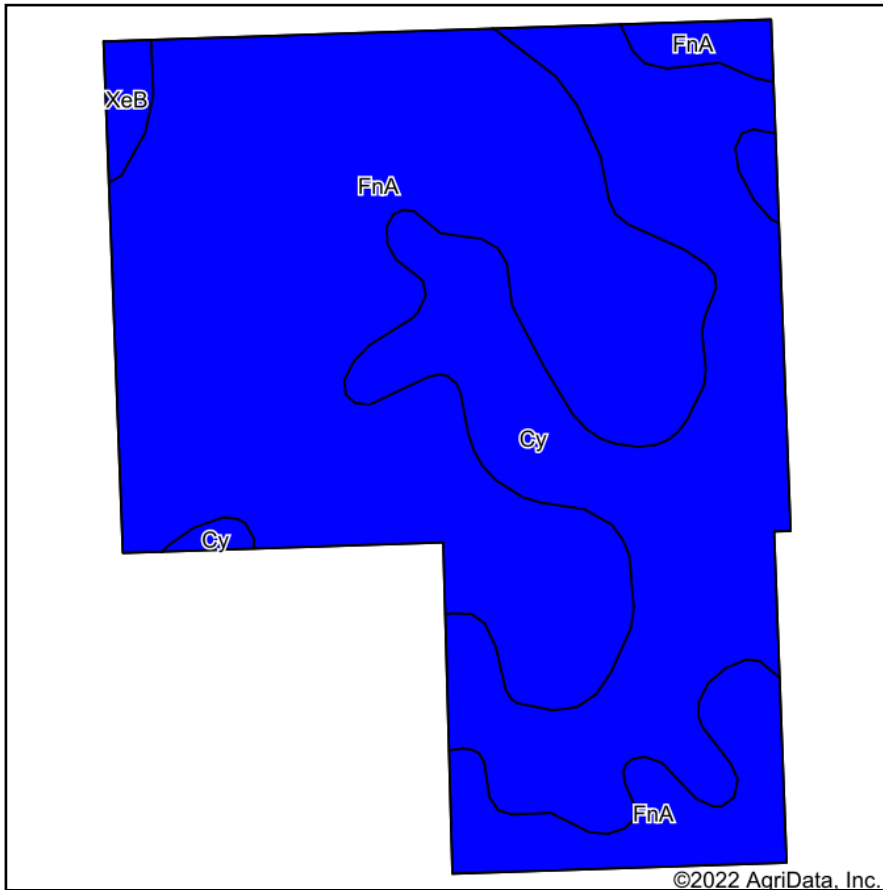
**35-13N-9E**  
**Rush County**  
**Indiana**



7/13/2022

# SURETY SOILS MAP

## Tract 2



State: **Indiana**  
 County: **Rush**  
 Location: **36-13N-9E**  
 Township: **Anderson**  
 Acres: **41.2**  
 Date: **7/13/2022**



Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IN139, Soil Area Version: 25

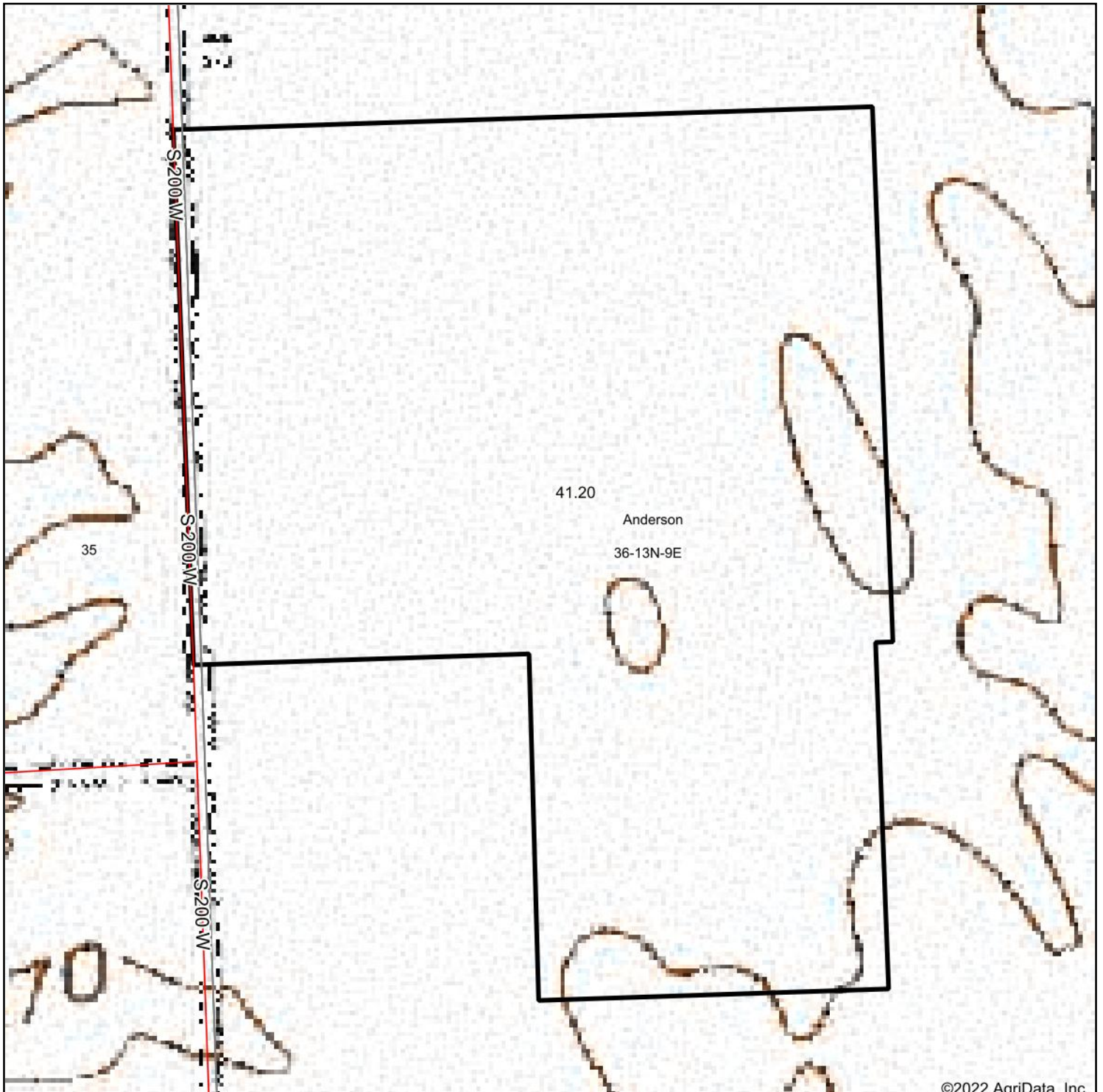
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
FnA	Fincastle silt loam, 0 to 2 percent slopes	26.49	64.3%		llw	166	5			11	54	74
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	14.22	34.5%		llw	185	6			13	65	75
XeB	Xenia silt loam, 2 to 4 percent slopes	0.49	1.2%		lle	156	5	1	1	10	54	69
<b>Weighted Average</b>					<b>2.00</b>	<b>172.4</b>	<b>5.3</b>	<b>*-</b>	<b>*-</b>	<b>11.7</b>	<b>57.8</b>	<b>74.3</b>

Soils data provided by USDA and NRCS.



# TOPOGRAPHY MAP

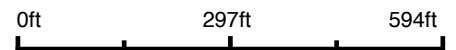
Tract 2



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map center: 39° 31' 56.19, -85° 28' 36.95



**36-13N-9E**  
**Rush County**  
**Indiana**

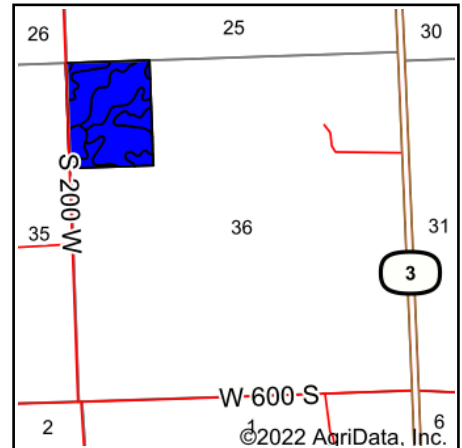
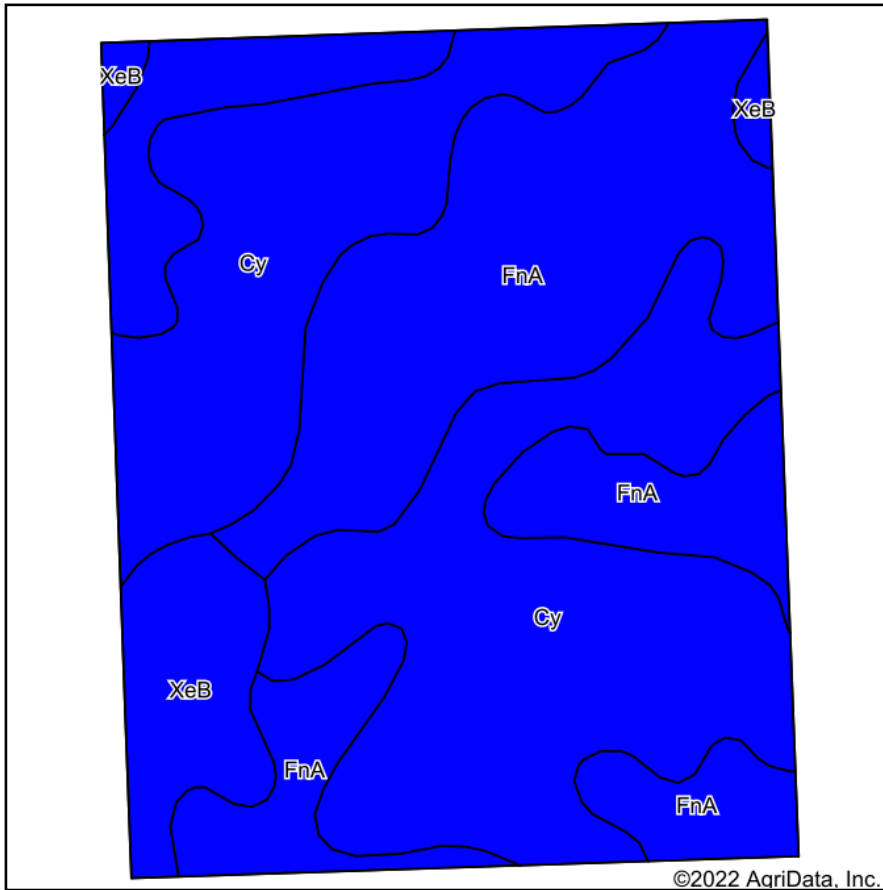


7/13/2022



# SURETY SOILS MAP

## Tract 3



State: **Indiana**  
 County: **Rush**  
 Location: **36-13N-9E**  
 Township: **Anderson**  
 Acres: **50.93**  
 Date: **7/13/2022**



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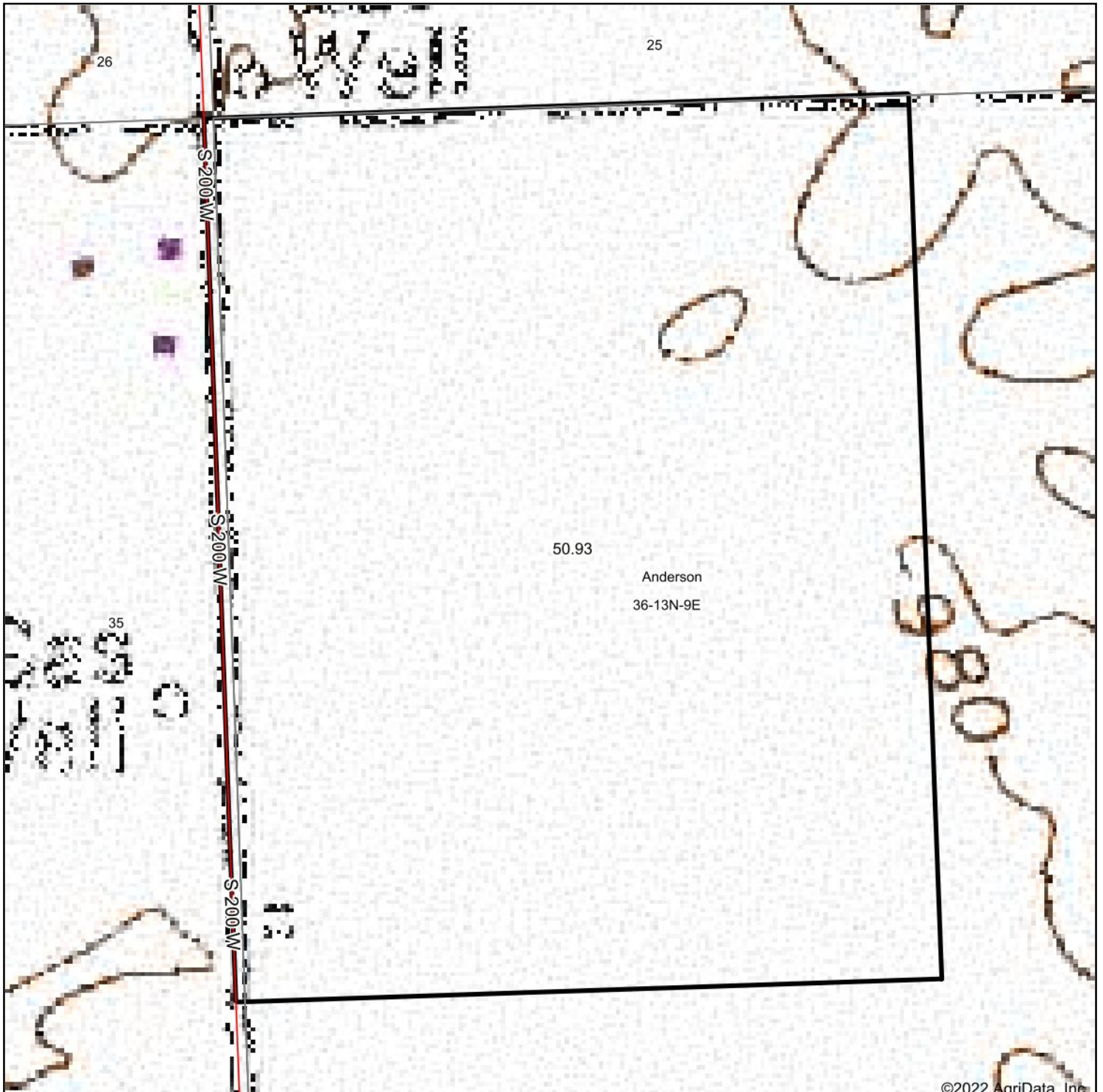
Soils data provided by USDA and NRCS.

Area Symbol: IN139, Soil Area Version: 25												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	24.71	48.5%		llw	185	6			13	65	75
FnA	Fincastle silt loam, 0 to 2 percent slopes	22.21	43.6%		llw	166	5			11	54	74
XeB	Xenia silt loam, 2 to 4 percent slopes	4.01	7.9%		lle	156	5	1	1	10	54	69
<b>Weighted Average</b>					<b>2.00</b>	<b>174.4</b>	<b>5.5</b>	<b>0.1</b>	<b>0.1</b>	<b>11.9</b>	<b>59.3</b>	<b>74.1</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP

Tract 3



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map center: 39° 32' 12.54, -85° 28' 38.19



**36-13N-9E**  
**Rush County**  
**Indiana**



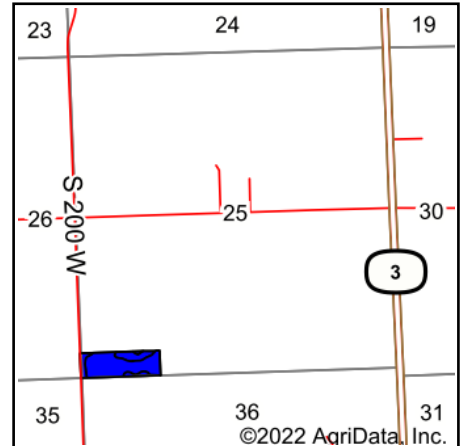
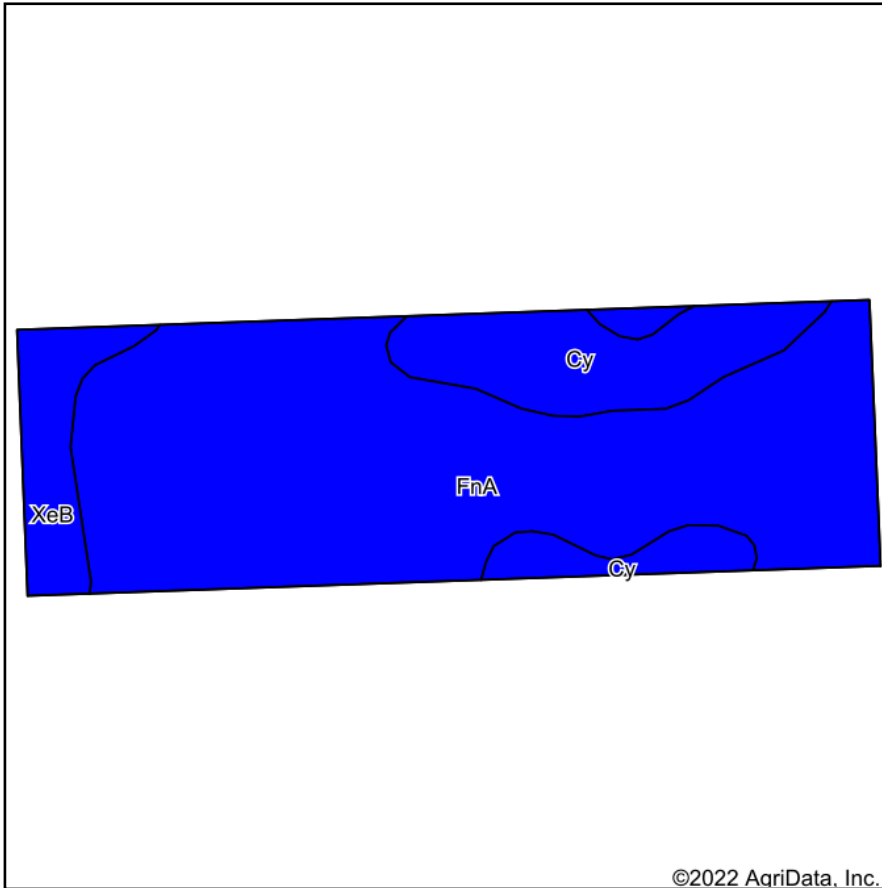
7/13/2022



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# SURETY SOILS MAP

## Tract 4



State: **Indiana**  
 County: **Rush**  
 Location: **25-13N-9E**  
 Township: **Rushville**  
 Acres: **12.64**  
 Date: **7/13/2022**



Soils data provided by USDA and NRCS.

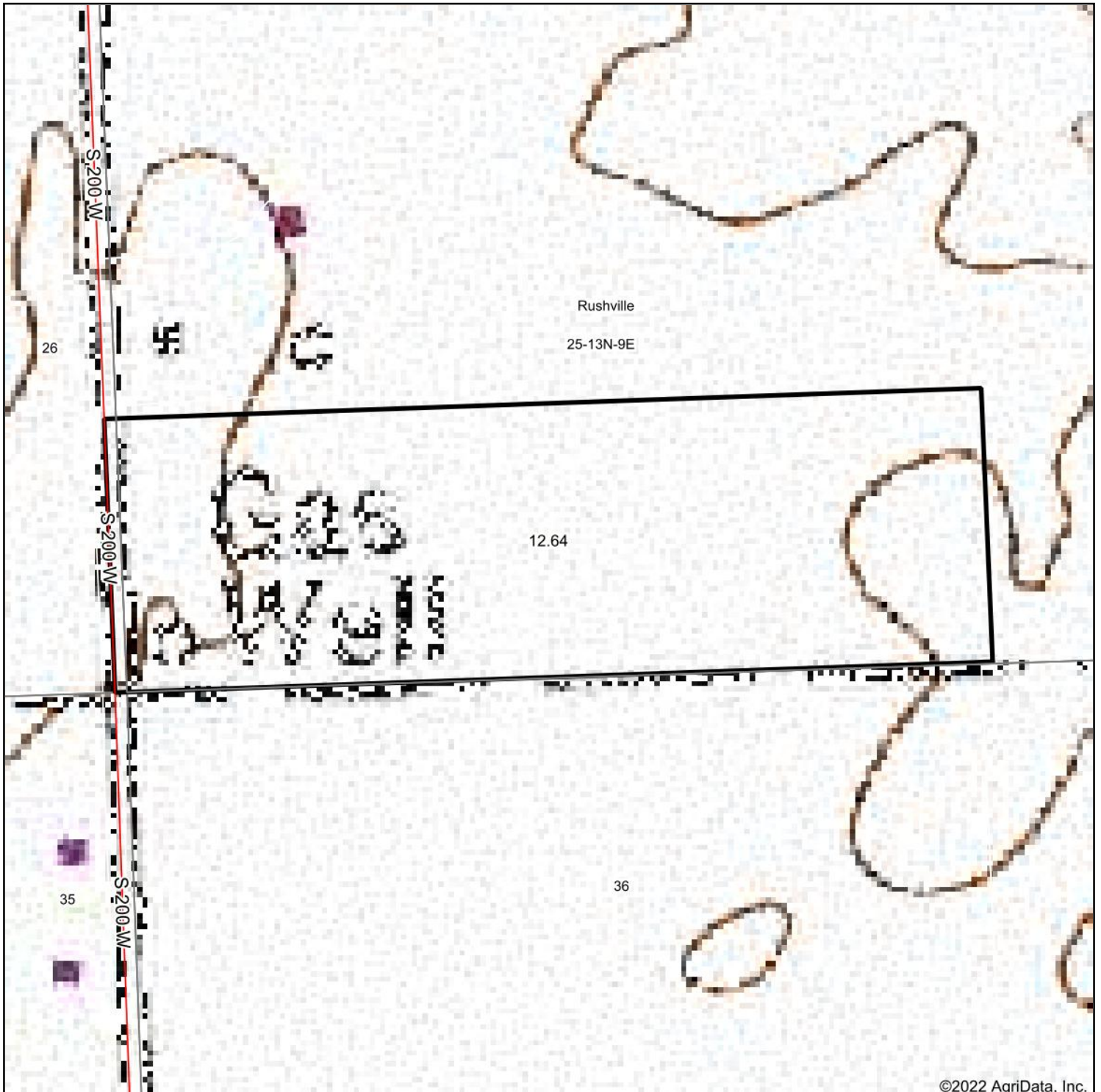
Area Symbol: IN139, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
FnA	Fincastle silt loam, 0 to 2 percent slopes	9.36	74.1%		Ilw	166	5			11	54	74
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	2.32	18.4%		Ilw	185	6			13	65	75
XeB	Xenia silt loam, 2 to 4 percent slopes	0.96	7.6%		Ile	156	5	1	1	10	54	69
<b>Weighted Average</b>					<b>2.00</b>	<b>168.7</b>	<b>5.2</b>	<b>0.1</b>	<b>0.1</b>	<b>11.3</b>	<b>56</b>	<b>73.8</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP

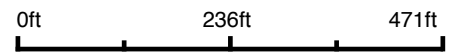
Tract 4



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map center: 39° 32' 22.73, -85° 28' 37.91



**25-13N-9E**  
**Rush County**  
**Indiana**

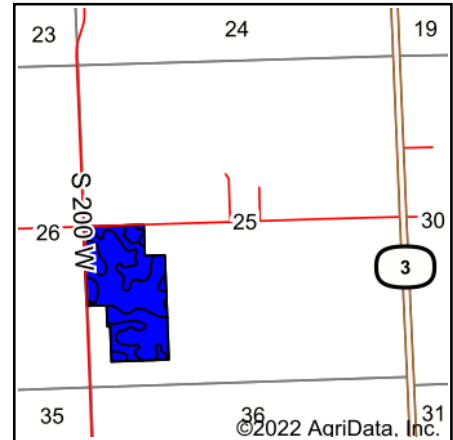
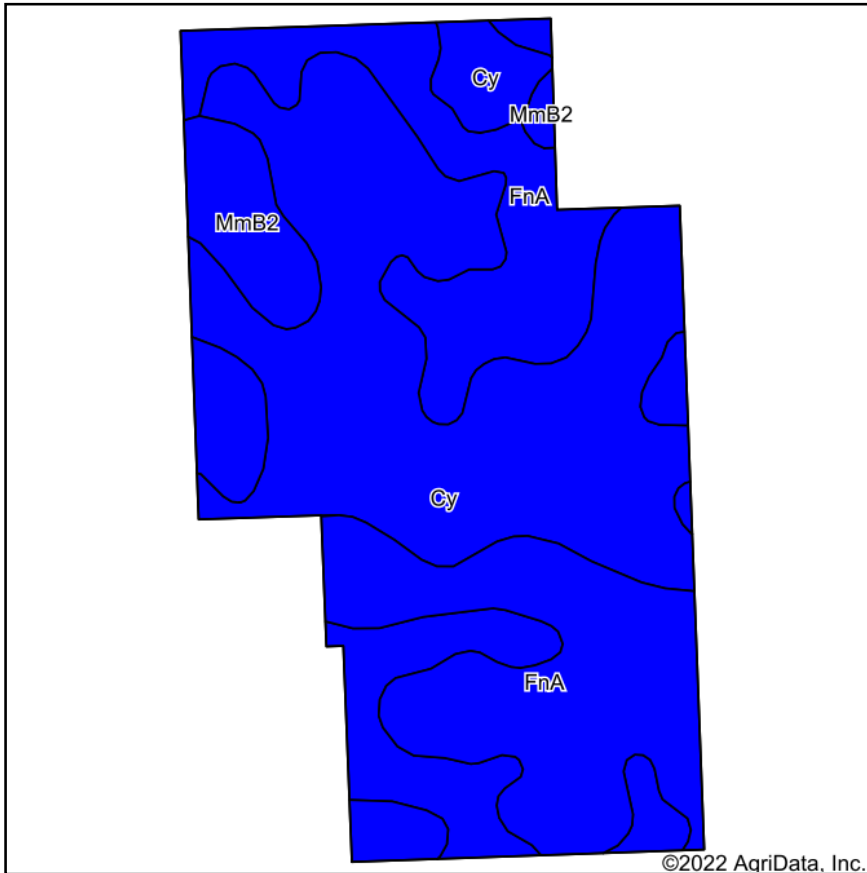


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7/13/2022

# SURETY SOILS MAP

## Tract 5



State: **Indiana**  
 County: **Rush**  
 Location: **25-13N-9E**  
 Township: **Rushville**  
 Acres: **57.22**  
 Date: **7/13/2022**



Maps Provided By  
  
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Soils data provided by USDA and NRCS.

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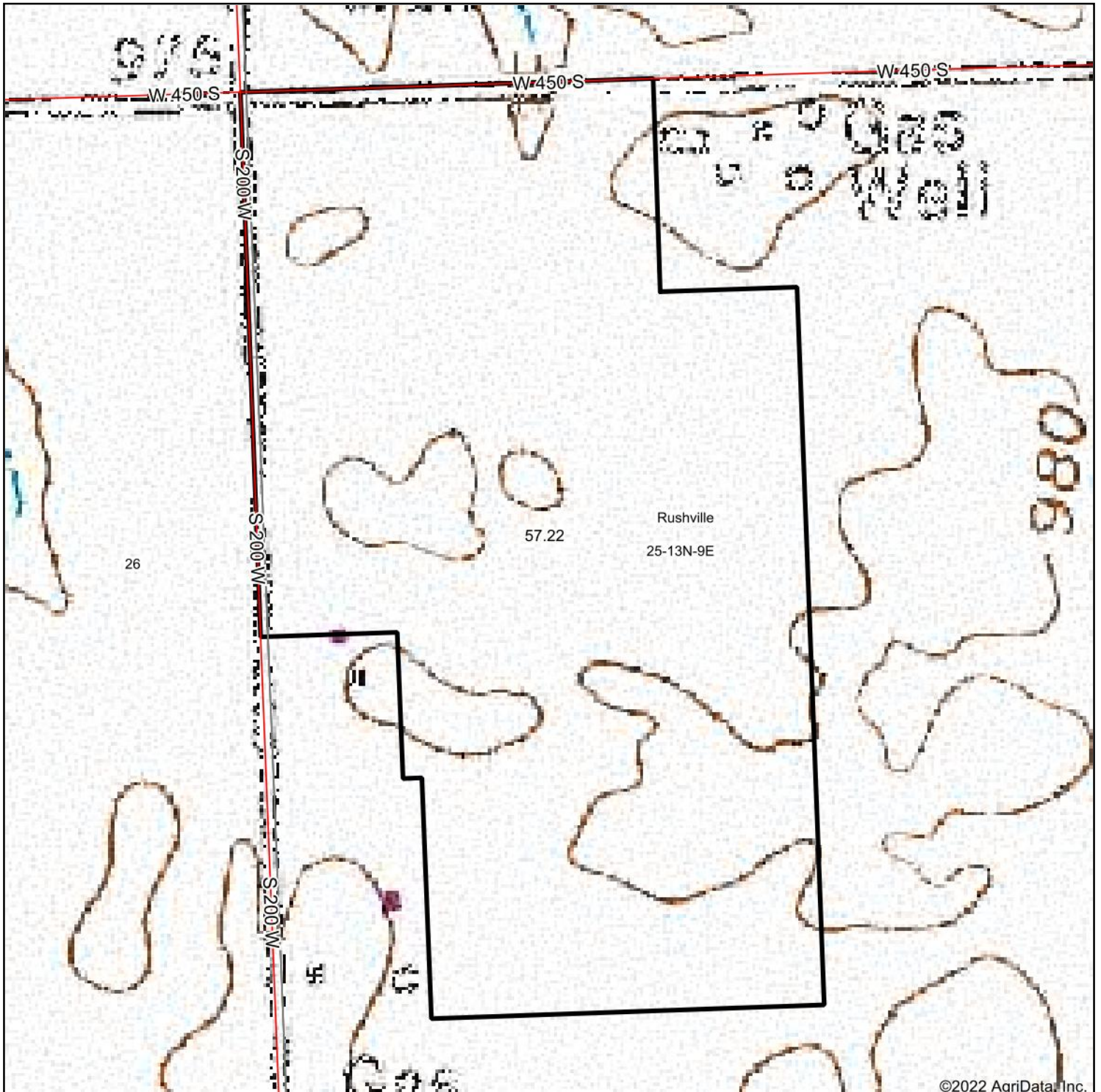
Area Symbol: IN139, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	30.20	52.8%		llw	185	6	13	65	75
FnA	Fincastle silt loam, 0 to 2 percent slopes	23.84	41.7%		llw	166	5	11	54	74
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	3.18	5.6%		lle	142	5	9	49	63
<b>Weighted Average</b>					<b>2.00</b>	<b>174.7</b>	<b>5.5</b>	<b>11.9</b>	<b>59.5</b>	<b>73.9</b>

Soils data provided by USDA and NRCS.

# TOPOGRAPHY MAP

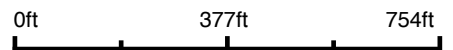
Tract 5



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map center: 39° 32' 36.05, -85° 28' 37.78



25-13N-9E  
Rush County  
Indiana



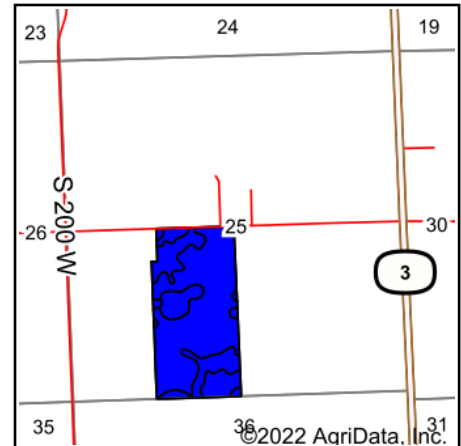
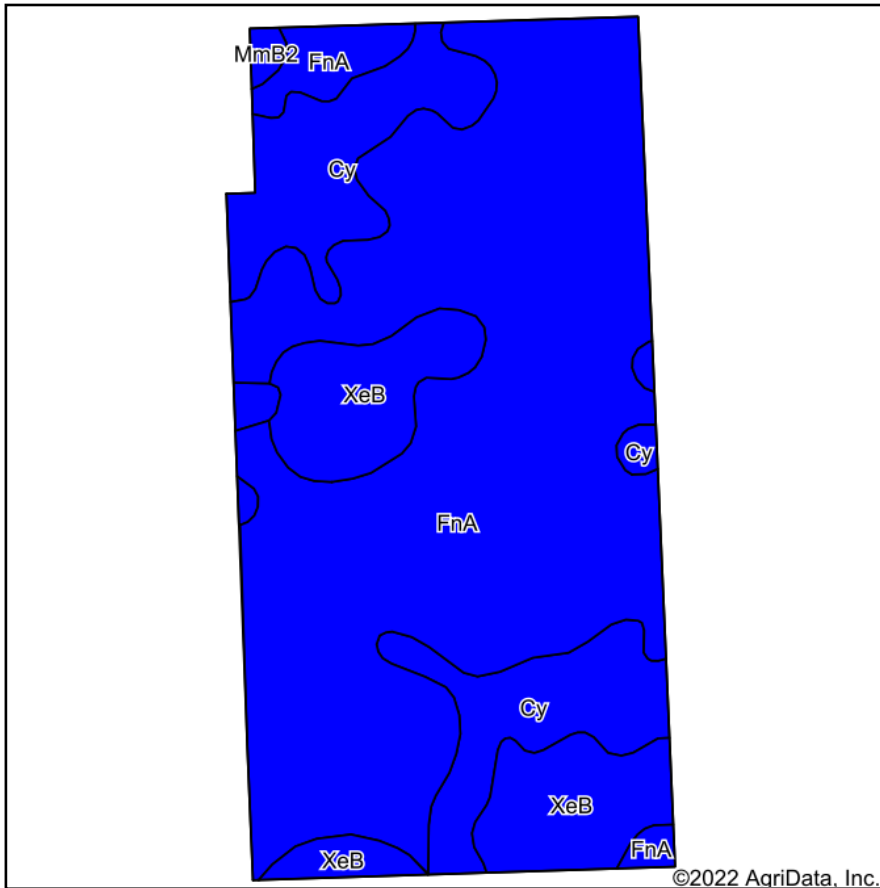
7/13/2022



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# SURETY SOILS MAP

## Tract 6



State: **Indiana**  
 County: **Rush**  
 Location: **25-13N-9E**  
 Township: **Rushville**  
 Acres: **80**  
 Date: **7/13/2022**



Maps Provided By



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Soils data provided by USDA and NRCS.

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Area Symbol: IN139, Soil Area Version: 25

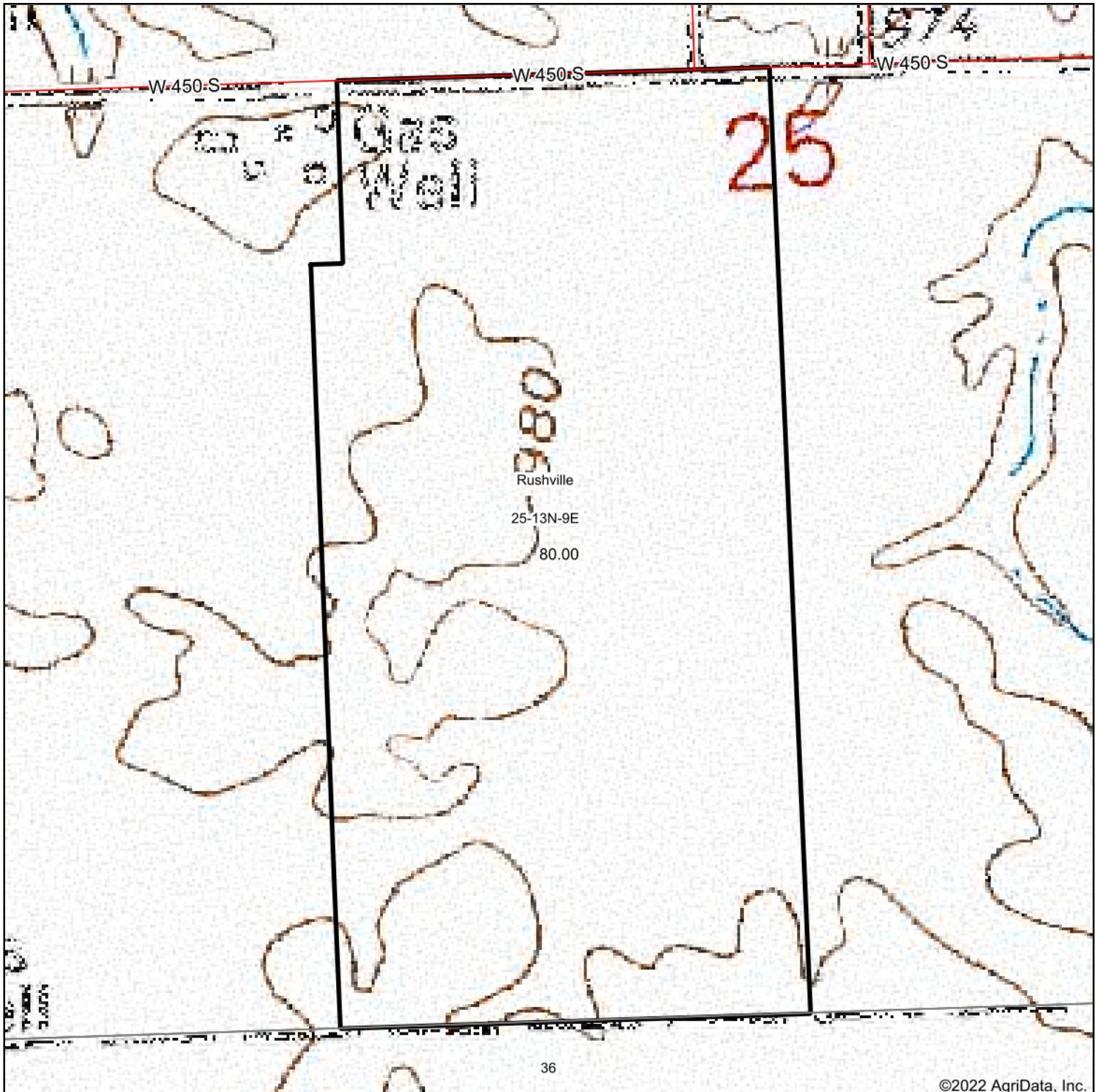
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu
FnA	Fincastle silt loam, 0 to 2 percent slopes	54.08	67.6%		Ilw	166	5			11	54	74
Cy	Cyclone silty clay loam, 0 to 2 percent slopes	14.46	18.1%		Ilw	185	6			13	65	75
XeB	Xenia silt loam, 2 to 4 percent slopes	11.08	13.8%		Ile	156	5	1	1	10	54	69
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.38	0.5%		Ile	142	5			9	49	63
<b>Weighted Average</b>					<b>2.00</b>	<b>167.9</b>	<b>5.2</b>	<b>0.1</b>	<b>0.1</b>	<b>11.2</b>	<b>56</b>	<b>73.4</b>

Soils data provided by USDA and NRCS.



# TOPOGRAPHY MAP

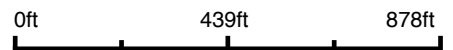
Tract 6



©2022 AgriData, Inc.



map center: 39° 32' 34.18, -85° 28' 21.58



**25-13N-9E**  
**Rush County**  
**Indiana**



7/13/2022





# PROPERTY RECORD CARDS

# PROPERTY RECORD CARDS

## Tract 1

**70-10-35-400-002-000-001**

**WEBB, TIMOTHY**

**/ 1765 W 450 S**

**100, Vacant Land**

**HOMESITES ANDERSON/5**

**1/2**

**General Information**  
 Parcel Number  
 70-10-35-400-002-000-001  
 Local Parcel Number  
 0012578500

**Ownership**  
 WEBB, TIMOTHY  
 3706 N 100 E  
 FOWLER, IN 47944

**Transfer of Ownership**  
 Date  
 03/12/2013  
 01/01/1900

**Owner**  
 WEBB, TIMOTHY  
 WEBB, HUGH V & PE

**Notes**  
 9/3/2021 : 22P23 REVAL NO CHANGES JH  
 6/20/2017 : 2018 PAY 2019 REVAL - CHANGED CLASSIFICATION OF 2.7 ACRES FROM NON-TILLABLE TO TILLABLE PER GIS/MAB

**Legal**  
 PT WSE 35 13 9 40 A

**Date**  
 03/12/2013  
 01/01/1900

**Doc ID Code Book/Page Adj Sale Price Vt**  
 TD / \$0 /  
 WD / \$0 /

**19/2/2007 : 001**  
 2006 FOR PAY YEAR 2007  
 PARCEL REVAL  
 CHANGED GROUND FROM BLDGS TO NON TILLABLE

**Reason For Change**  
 WIP  
 03/14/2022  
 Indiana Cost Mod  
 1,0000

**Location Information**  
 County  
 Rush  
 Township  
 ANDERSON TOWNSHIP

**Assessment Year**  
 2022  
 Reason For Change  
 WIP  
 As Of Date  
 03/14/2022  
 Valuation Method  
 Indiana Cost Mod  
 Equalization Factor  
 1,0000  
 Notice Required

**2021**  
 AA  
 04/08/2021  
 Indiana Cost Mod  
 1,0000

**2020**  
 AA  
 03/18/2020  
 Indiana Cost Mod  
 1,0000

**2018**  
 AA  
 03/27/2019  
 Indiana Cost Mod  
 1,0000

**Location Information**  
 District 001 (Local 001)  
 ANDERSON TOWNSHIP  
 School Corp 6995  
 RUSH COUNTY

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

**2022**  
 AA  
 04/04/2022  
 Indiana Cost Mod  
 1,0000

**2021**  
 AA  
 04/08/2021  
 Indiana Cost Mod  
 1,0000

**2020**  
 AA  
 03/18/2020  
 Indiana Cost Mod  
 1,0000

**2018**  
 AA  
 03/27/2019  
 Indiana Cost Mod  
 1,0000

**Land**  
 \$69,200  
 \$0  
 \$69,200  
 \$0  
 \$0  
 \$0  
 \$0  
 \$69,200  
 \$69,200  
 \$0

**Land Res (1)**  
 \$0  
**Land Non Res (2)**  
 \$69,200  
**Land Non Res (3)**  
 \$0

**Improvement**  
 \$0  
**Imp Res (1)**  
 \$0  
**Imp Non Res (2)**  
 \$0  
**Imp Non Res (3)**  
 \$0

**Total**  
 \$69,200  
**Total Res (1)**  
 \$0  
**Total Non Res (2)**  
 \$69,200  
**Total Non Res (3)**  
 \$0

**Land Computations**  
 Calculated Acreage 40.00  
 Actual Frontage 0  
 Developer Discount   
 Parcel Acreage 40.00  
 81 Legal Drain NV 0.00  
 82 Public Roads NV 0.48  
 83 UT Towers NV 0.00  
 9 Homesite 0.00  
 91/92 Acres 0.00  
 Total Acres Farmland 39.52  
 Farmland Value \$69,210  
 Measured Acreage 39.52  
 Avg Farmland Value/Acre 1751  
 Value of Farmland \$69,200  
 Classified Total \$0  
 Farm / Classified Value \$69,200  
 Homesite(s) Value \$0  
 91/92 Value \$0  
 Supp. Page Land Value  
 CAP 1 Value \$0  
 CAP 2 Value \$69,200  
 CAP 3 Value \$0  
**Total Value \$69,200**

**Land Pricing Soil**  
 Type Method ID  
 4 A CY  
 4 A FNA  
 4 A XEB  
 4 A CY  
 4 A FNA  
 82 A

**Act Front**  
 0  
 0  
 0  
 0  
 0

**Size Factor**  
 1.28  
 1.11  
 1.02  
 1.28  
 1.11

**Rate**  
 \$1,500  
 \$1,500  
 \$1,500  
 \$1,500  
 \$1,500

**Ext. Value**  
 \$25,536  
 \$35,465  
 \$3,550  
 \$2,496  
 \$2,165

**Adj. Rate**  
 \$1,920  
 \$1,865  
 \$1,530  
 \$1,920  
 \$1,665

**Elig %**  
 0%  
 0%  
 0%  
 0%  
 0%

**Res Market Factor**  
 0%  
 0%  
 0%  
 0%  
 0%

**Value**  
 \$25,536  
 \$35,465  
 \$3,550  
 \$2,496  
 \$2,165

**Base Lot: Res 0' X 0' - C1'0' X 0'0'**  
 \$72,000  
 \$72,000  
 \$72,000  
 \$72,000  
 \$72,000

**Land Data (Standard Depth: Res 120', C1 120', Base Lot: Res 0' X 0' - C1'0' X 0'0')**

**Act Front**  
 0  
 0  
 0  
 0  
 0

**Size Factor**  
 1.28  
 1.11  
 1.02  
 1.28  
 1.11

**Rate**  
 \$1,500  
 \$1,500  
 \$1,500  
 \$1,500  
 \$1,500

**Ext. Value**  
 \$25,536  
 \$35,465  
 \$3,550  
 \$2,496  
 \$2,165

**Elig %**  
 0%  
 0%  
 0%  
 0%  
 0%

**Res Market Factor**  
 0%  
 0%  
 0%  
 0%  
 0%

**Value**  
 \$25,536  
 \$35,465  
 \$3,550  
 \$2,496  
 \$2,165

**Base Lot: Res 0' X 0' - C1'0' X 0'0'**  
 \$72,000  
 \$72,000  
 \$72,000  
 \$72,000  
 \$72,000

**Characteristics**  
 Topography   
 Flood Hazard   
 Level   
 Public Utilities   
 ERA   
 Electricity   
 Streets or Roads   
 Paved   
 TIF   
 Neighborhood Life Cycle Stage   
 Other   
 Printed Wednesday, May 18, 2022

**Data Source** N/A  
**Collector**  
**Appraiser**

**Review Group** 2025

**Review Group** 2025

**Review Group** 2025

# PROPERTY RECORD CARDS

Tracts 2 & 3

**70-10-36-100-001.000-001**  
 General Information  
 Parcel Number  
 70-10-36-100-001.000-001  
 Local Parcel Number  
 0012578400  
 Tax ID:  
 PG 8-1,11  
 Routing Number  
 MAR1  
 Property Class 100  
 Vacant Land  
 Year: 2022

**WEBB, TIMOTHY H & SHERYL N / S 200 W**  
 Ownership  
 WEBB, TIMOTHY H & SHERYL N (H&  
 3706 N 100 E  
 FOWLER, IN 47944

**100, Vacant Land**  
 Transfer of Ownership  
 Doc ID Code Book/Page Adj Sale Price V/I  
 2013001553 WD / \$0 /  
 2013000766 TD / \$0 /  
 01/01/1900 WEBB, HUGH V & PE / \$0 /

**HOMESITES ANDERSON/5 1/2**  
 Notes  
 9/3/2021 : 22P23 REVAL NO CHANGES JH  
 10/30/2017 : 2018 p 2019 reval: remeasure land use and soil type per glis/mab  
 3/16/2011 : 2011P2012 CORRECTED LAND CALCULATION  
 5/16/2008 : 001 2006 FOR PAY YEAR 2007 PARCEL REVAL CHANGED LAND USED BY FARM BLDGS TO NON TILLABLE

**Legal**  
 WNW 36 13 9 80 A  
 PT SW 36 13 9 10 A

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

Assessment Year	2022	2021	2020	2019	2018
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/04/2022	04/08/2021	03/19/2020	03/27/2019	04/10/2018
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 \$157,000	\$157,000	\$135,000	\$134,000	\$163,300	\$168,600
Land Res (1) \$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2) \$157,000	\$157,000	\$135,000	\$134,000	\$163,300	\$168,600
Land Non Res (3) \$0	\$0	\$0	\$0	\$0	\$0
Improvement \$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1) \$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2) \$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3) \$0	\$0	\$0	\$0	\$0	\$0
Total \$157,000	\$157,000	\$135,000	\$134,000	\$163,300	\$168,600
Total Non Res (1) \$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2) \$157,000	\$157,000	\$135,000	\$134,000	\$163,300	\$168,600
Total Non Res (3) \$0	\$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	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
4 A	CY		0	39,600	1.28	\$1,500	\$1,920	\$76,032	0%	0%	1.0000	\$76,030
4 A	FNA		0	45,600	1.11	\$1,500	\$1,665	\$75,924	0%	0%	1.0000	\$75,920
4 A	XEB		0	2,9400	1.02	\$1,500	\$1,530	\$4,498	0%	0%	1.0000	\$4,500
5 A	XEB		0	0,9000	1.02	\$1,500	\$1,530	\$1,377	-60%	0%	1.0000	\$550
82 A			0	0,9600	1.00	\$1,500	\$1,500	\$1,440	-100%	0%	1.0000	\$00

Land Computations		
Calculated Acreage		90.00
Actual Frontage		0
Developer Discount		<input type="checkbox"/>
Parcel Acreage		90.00
81 Legal Drain NV		0.00
82 Public Roads NV		0.96
83 UT Towers NV		0.00
9 Homesite		0.00
91/92 Acres		0.00
Total Acres Farmland		89.04
Farmland Value		\$157,000
Measured Acreage		89.04
Avg Farmland Value/Acre		1763
Value of Farmland		\$156,980
Classified Total		\$0
Farm / Classified Value		\$157,000
Homesite(s) Value		\$0
91/92 Value		\$0
Supp. Page Land Value		\$0
CAP 1 Value		\$0
CAP 2 Value		\$157,000
CAP 3 Value		\$0
Total Value		\$157,000

Market Model: N/A  
 Characteristics:  Flood Hazard  ERA  Public Utilities  Electricity  Streets or Roads TIF  Paved  Neighborhood Life Cycle Stage  
 Other: Printed Wednesday, May 18, 2022  
 Review Group: 2025  
 Data Source: N/A  
 Collector: Appraiser

# PROPERTY RECORD CARDS

## Tract 4

**70-10-25-300-006.000-010**  
**Parcel Number**  
 70-10-25-300-006.000-010  
**Local Parcel Number**  
 0107319102  
**Tax ID:**  
 PG 30-8B  
**Routing Number**  
 M44R9.2  
**Property Class** 100  
 Vacant Land

**WEBB, TIMOTHY H**  
 WEBB, TIMOTHY H  
 3706 N 100 E  
 FOWLER, IN 47944  
**Legal**  
 PT SWSW 25-13-9 12.65 ACRES  
 LOT TWO WEBB SUBDIVISION II

**100, Vacant Land**  
**Transfer of Ownership**  
**Date** **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **VII**  
 05/15/2013 WEBB, TIMOTHY H 2013001553 WD / \$0 I  
 05/15/2013 WEBB, TIMOTHY H / \$0 I  
 03/27/2013 WEBB, HUGH V & PE DD / \$0 I  
 01/01/1900 WEBB, HUGH V & PE WD / \$0 I

**Notes**  
 3/27/2014 : 12.65 ACRES SPLIT FROM 70-10-25-300-003.000-010

**70-10-25-300-006.000-010**  
**General Information**  
**Parcel Number**  
 70-10-25-300-006.000-010  
**Local Parcel Number**  
 0107319102  
**Tax ID:**  
 PG 30-8B  
**Routing Number**  
 M44R9.2  
**Property Class** 100  
 Vacant Land

**Year:** 2022

**Agricultural**

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

2022	2021	2020	2019	2018
Assessment Year	AA	AA	AA	AA
Reason For Change	AA	AA	AA	AA
As Of Date	04/08/2021	03/18/2020	03/27/2019	04/10/2018
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	\$21,200	\$18,300	\$22,100	\$22,800
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$21,200	\$18,300	\$22,100	\$22,800
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	\$21,200	\$18,300	\$22,100	\$22,800
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$21,200	\$18,300	\$22,100	\$22,800
Total Non Res (3)	\$0	\$0	\$0	\$0

**Location Information**  
**County**  
 Rush  
**Township**  
 RUSHVILLE TOWNSHIP  
**District 010 (Local 010)**  
 RUSHVILLE TOWNSHIP  
**School Corp** 6995  
 RUSH COUNTY  
**Neighborhood** 5991000-010  
 HOMESITES RUSHVILLE TWP  
**Section/Plat**  
 025139  
**Location Address (1)**  
 / S 200 W  
 RUSHVILLE, IN 46173

**Land Data (Standard Depth: Res 200', 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 Elig %	Factor	Value
4	A	CY	0	3.1000	1.28	\$1,920	\$5,952	0%	0%	1.0000	\$5,950
4	A	FNA	0	6.7000	1.11	\$1,500	\$11,156	0%	0%	1.0000	\$11,160
4	A	XEB	0	2.7000	1.02	\$1,500	\$4,131	0%	0%	1.0000	\$4,130
82	A		0	0.1500	1.00	\$1,500	\$225	-100%	0%	1.0000	\$0

**Zoning**  
 N/A  
**Subdivision**  
 91/92 Acres  
**Lot**  
 91/92 Acres

**Market Model**  
 N/A  
**Characteristics**  
**Topography**   
**Flood Hazard**   
**Public Utilities**   
 Electricity   
**Streets or Roads**   
 Paved   
**Neighborhood Life Cycle Stage**  
 Other   
 Printed

**Market Model**  
 N/A  
**Parcel Acreage** 12.65  
**81 Legal Drain NV** 0.00  
**82 Public Roads NV** 0.15  
**83 UT Towers NV** 0.00  
**9 Homesite** 0.00  
**91/92 Acres** 0.00  
**Total Acres Farmland** 12.50  
**Farmland Value** \$21,240  
**Measured Acreage** 12.50  
**Avg Farmland Value/Acre** 1699  
**Value of Farmland** \$21,240  
**Classified Total** \$0  
**Farm / Classified Value** \$21,200  
**Homesite(s) Value** \$0  
**91/92 Value** \$0  
**Supp. Page Land Value** \$0  
**CAP 1 Value** \$0  
**CAP 2 Value** \$21,200  
**CAP 3 Value** \$0  
**Total Value** \$21,200

**Land Computations**  
 Calculated Acreage 12.65  
 Actual Frontage   
 Developer Discount   
 Parcel Acreage 12.65  
 81 Legal Drain NV 0.00  
 82 Public Roads NV 0.15  
 83 UT Towers NV 0.00  
 9 Homesite 0.00  
 91/92 Acres 0.00  
 Total Acres Farmland 12.50  
 Farmland Value \$21,240  
 Measured Acreage 12.50  
 Avg Farmland Value/Acre 1699  
 Value of Farmland \$21,240  
 Classified Total \$0  
 Farm / Classified Value \$21,200  
 Homesite(s) Value \$0  
 91/92 Value \$0  
 Supp. Page Land Value \$0  
 CAP 1 Value \$0  
 CAP 2 Value \$21,200  
 CAP 3 Value \$0  
**Total Value** \$21,200

**Market Model**  
 N/A  
**Characteristics**  
**Topography**   
**Flood Hazard**   
**Public Utilities**   
 Electricity   
**Streets or Roads**   
 Paved   
**Neighborhood Life Cycle Stage**  
 Other   
 Printed

**Data Source** N/A  
**Collector** 12/31/2020  
**Appraiser** 12/31/2020

**Review Group** 2024  
 Wednesday, May 18, 2022

# PROPERTY RECORD CARDS

Part of Tracts 5 & 6

**70-10-25-300-001.000-010**  
**General Information**  
**Parcel Number**  
 70-10-25-300-001.000-010  
**Local Parcel Number**  
 0107319500  
**Tax ID:**  
 PG 30-7  
**Routing Number**  
 M44 R7  
**Property Class 100**  
 Vacant Land

**WEBB, THOMAS C** / **W 450 S** / **100, Vacant Land**  
**Ownership**  
 WEBB, THOMAS C  
 4896 S 200 W  
 RUSHVILLE, IN 46173  
**Owner**  
 WEBB, THOMAS C  
 WEBB, HUGH V & PE  
**Date**  
 03/12/2013  
 01/01/1900  
**Doc ID**  
 2013000763  
**Code**  
 TD  
**Book/Page**  
 /  
**Adj Sale Price**  
 /  
**Price**  
 \$0  
**Notes**  
 3/17/2014: 2014 PAY 2015 CHANGED USE OF LAND PER GIS  
 10/14/2008: 001  
 2006 FOR PAY 2007 REMOVED HSTD AND PUT IT ON  
 011-01404-13  
 10/14/2008: 002  
 2007 PAY 2008  
 03/30/06  
 D OF D

**Legal**  
 PT SW 25 13 9 53.04

**Year: 2022**  
**Location Information**  
**County**  
 Rush  
**Township**  
 RUSHVILLE TOWNSHIP  
**District 010 (Local 010)**  
 RUSHVILLE TOWNSHIP  
**School Corp 6995**  
 RUSH COUNTY  
**Neighborhood 5991000-010**  
 HOMESITES RUSHVILLE TWP  
**Section/Plat**  
 025139  
**Location Address (1)**  
 / W 450 S  
 RUSHVILLE, IN 46173

**Includes 3± Acres That is NOT Part of Auction Property.**

**Agricultural**

Assessment Year	2022	2021	2020	2019	2018
<b>Reason For Change</b>	WIP	AA	AA	AA	AA
<b>As Of Date</b>	03/14/2022	04/08/2021	03/18/2020	03/27/2019	04/10/2018
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>	\$92,700	\$79,700	\$79,000	\$96,400	\$99,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$92,700	\$79,700	\$79,000	\$96,400	\$99,400
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	\$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
<b>Total</b>	\$92,700	\$79,700	\$79,000	\$96,400	\$99,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$92,700	\$79,700	\$79,000	\$96,400	\$99,400
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

**Land Data (Standard Depth: Res 200', 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	Infl. %	Res Market Elig %	Factor	Value
4	A	CY	0	23.000	1.28	\$1,920	\$44,160	0%	0%	1.0000	\$44,160
4	A	FNA	0	13.3000	1.11	\$1,665	\$22,145	0%	0%	1.0000	\$22,140
4	A	MMB2	0	1.3000	0.89	\$1,335	\$1,736	0%	0%	1.0000	\$1,740
4	A	XEB	0	1.3000	1.02	\$1,500	\$1,989	0%	0%	1.0000	\$1,990
4	A	CY	0	6.7000	1.28	\$1,920	\$12,864	0%	0%	1.0000	\$12,860
4	A	FNA	0	2.7000	1.11	\$1,665	\$4,496	0%	0%	1.0000	\$4,500
4	A	MMB2	0	1.3000	0.89	\$1,335	\$1,736	0%	0%	1.0000	\$1,740
4	A	FNA	0	1.3000	1.11	\$1,500	\$2,165	0%	0%	1.0000	\$2,160
4	A	MMB2	0	1.3000	0.89	\$1,335	\$1,736	0%	0%	1.0000	\$1,740
82	A		0	1.0400	1.00	\$1,500	\$1,560	-100%	0%	1.0000	\$0

**Land Computations**

Calculated Acreage	53.24
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	53.04
81 Legal Drain NV	0.00
82 Public Roads NV	1.04
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	52.00
Farmland Value	\$93,030
Measured Acreage	52.20
Avg Farmland Value/Acre	1782
Value of Farmland	\$92,660
Classified Total	\$0
Farm / Classified Value	\$92,700
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$92,700
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$92,700</b>

**Characteristics**  
 Flood Hazard   
 Public Utilities ERA   
 Electricity   
 Streets or Roads TIF   
 Paved   
 Neighborhood Life Cycle Stage  
 Other  
 Printed Wednesday, May 18, 2022  
**Review Group** 2024  
**Data Source** N/A  
**Collector** 12/31/2020  
**Appraiser** 12/31/2020

# PROPERTY RECORD CARDS

## Part of Tracts 5 & 6

70-10-25-300-003.000-010

WEBB, THOMAS C

/ S 200 W

100, Vacant Land

HOMESITES RUSHVILLE T 1/2

**General Information**  
 Parcel Number 70-10-25-300-003.000-010  
 Local Parcel Number 0107319100  
 Tax ID: PG 30-8  
 Routing Number M44 R9  
 Property Class 100  
 Vacant Land

**Ownership**  
 Owner WEBB, THOMAS C  
 Date 05/15/2013  
 Doc ID 2013001553  
 Code WD  
 Book/Page 1 / \$0  
 Adj Sale Price / \$0  
 Transfer of Ownership

**Legal**  
 PTSW 25-13-9 84.56 ACRES

**Notes**  
 3/27/2014 : 2014 PAY 2015 D O D  
 SPLIT 12.65 ACRES TO 70-10-25-300-006.000-010  
 AND 5.04 ACRES TO 70-10-25-300-005.000-010  
 3/18/2014 : 2014 pay 2015 CHANGED LAND USE  
 PER GIS

**Location Information**  
 County Rush  
 Township RUSHVILLE TOWNSHIP  
 District 010 (Local 010)  
 RUSHVILLE TOWNSHIP  
 School Corp 6995  
 RUSH COUNTY  
 Neighborhood 5991000-010  
 HOMESITES RUSHVILLE TWP

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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2022	2021	2020	2019	2018
2022	WIP	03/14/2022	Indiana Cost Mod	1.0000		\$145,800	\$125,400	\$124,500	\$151,800	\$156,600
						\$0	\$0	\$0	\$0	\$0
						\$145,800	\$125,400	\$124,500	\$151,800	\$156,600
						\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0
						\$145,800	\$125,400	\$124,500	\$151,800	\$156,600
						\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0
						\$145,800	\$125,400	\$124,500	\$151,800	\$156,600
						\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0

**Land Data (Standard Depth: Res 200', Cl 120' Base Lot: Res 0' X 0' Cl 0' X 0')**

Land Type	Pricing Method	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Res Elig %	Market Factor	Value
4	A	CY	0	22.200	1.28	\$1,920	\$1,920	\$42,624	0%	0%	1.0000	\$42,620
4	A	FNA	0	58.600	1.11	\$1,590	\$1,665	\$97,569	0%	0%	1.0000	\$97,570
4	A	XEB	0	2.3000	1.02	\$1,530	\$1,530	\$3,519	0%	0%	1.0000	\$3,520
4	A	FNA	0	1.3000	1.11	\$1,530	\$1,665	\$2,165	0%	0%	1.0000	\$2,160
82	A		0	0.1600	1.00	\$1,500	\$1,500	\$240	-100%	0%	1.0000	\$0

**Characteristics**  
 Topography Level   
 Flood Hazard   
 Public Utilities Electricity   
 Streets or Roads Paved   
 Neighborhood Life Cycle Stage Other   
 Printed Wednesday, May 18, 2022  
 Review Group 2024

**Land Computations**

Calculated Acreage	84.56
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	84.56
81 Legal Drain NV	0.00
82 Public Roads NV	0.16
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	84.40
Farmland Value	\$145,870
Measured Acreage	84.40
Avg Farmland Value/Acre	1728
Value of Farmland	\$145,840
Classified Total	\$0
Farm / Classified Value	\$145,800
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$145,800
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$145,800</b>

**Market Model**  
 N/A

**Data Source** N/A  
**Collector** 12/31/2020  
**Appraiser** 12/31/2020

**Other**  
 Printed Wednesday, May 18, 2022  
 Review Group 2024



# TAX INFORMATION

# TAX INFORMATION

## Tract 1

STATE FORM 5369 (R2111-22)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2021

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE, RC 6-1.1-21-A-1

COUNTY: 70 - RUSH

### SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 70-10-35-400-002.000-001	COUNTY PARCEL NUMBER 70-10-35-400-002.000-001	TAX YEAR 2021 Payable 2022	<b>Late Payment Penalty:</b> 8% penalty after May 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2022.
TAXING UNIT NAME 001-ANDERSON	LEGAL DESCRIPTION 001-25785-00 PT WSE 35 13 9 40 701035400002000001		

\*+00070202116880204681\*

<b>SPRING AMOUNT DUE</b> by May 10, 2022:	<b>\$0.00</b>
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\*00070202116880204681\*

WEBB, TIMOTHY H  
3706 N 100 E  
FOWLER, IN 47944

Office Phone: 765-932-2386  
Pay online at: [www.rushcounty.in.gov](http://www.rushcounty.in.gov)

70103540000200000120211000000000002

Remit Payment and Make Check Payable to:  
Rush County Treasurer  
P.O. Box 291  
RUSHVILLE, IN 46173

COUNTY: 70 - RUSH

### FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 70-10-35-400-002.000-001	COUNTY PARCEL NUMBER 70-10-35-400-002.000-001	TAX YEAR 2021 Payable 2022	<b>Late Payment Penalty:</b> 5% penalty after November 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2022.
TAXING UNIT NAME 001-ANDERSON	LEGAL DESCRIPTION 001-25785-00 PT WSE 35 13 9 40 701035400002000001		

\*+00070202116880204682\*

<b>FALL AMOUNT DUE</b> by November 10, 2022:	<b>\$487.72</b>
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\*00070202116880204682\*

WEBB, TIMOTHY H  
3706 N 100 E  
FOWLER, IN 47944

Office Phone: 765-932-2386  
Pay online at: [www.rushcounty.in.gov](http://www.rushcounty.in.gov)

70103540000200000120212000000487720

Remit Payment and Make Check Payable to:  
Rush County Treasurer  
P.O. Box 291  
RUSHVILLE, IN 46173

COUNTY: 70 - RUSH

### TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 70-10-35-400-002.000-001	COUNTY PARCEL NUMBER 70-10-35-400-002.000-001	TAX YEAR 2021 Payable 2022	DUE DATES
TAXING UNIT NAME 001-ANDERSON	LEGAL DESCRIPTION 001-25785-00 PT WSE 35 13 9 40 701035400002000001		SPRING - May 10, 2022 FALL - November 10, 2022

DATE OF STATEMENT: 6/28/2022

PROPERTY ADDRESS W / 1765 450 S RUSHVILLE IN 46173	
PROPERTY TYPE Real Property	TOWNSHIP ANDERSON
ACRES 40.0000	COUNTY SPECIFIC RATE / CREDIT 1% PTR-6.3358
COUNTY SPECIFIC RATE / CREDIT	COUNTY SPECIFIC RATE / CREDIT

WEBB, TIMOTHY H  
3706 N 100 E  
FOWLER, IN 47944

**TOTAL DUE FOR 21 PAY 22: \$487.72**

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$487.72	\$487.72
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$5.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$492.72</b>	<b>\$487.72</b>
Payment Received	\$492.72	\$0.00
<b>Balance Due</b>	<b>\$0.00</b>	<b>\$487.72</b>

# TAX INFORMATION

## Tract 1

STATE FORM 53549 (02/11-22)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2021

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE (DLGF) 1-22-8.7

### SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at:

[www.in.gov/dlgr/understanding-your-tax-bill/tax-bill-101](http://www.in.gov/dlgr/understanding-your-tax-bill/tax-bill-101)

#### TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name	Address	Date of Notice	Parcel Number	Taxing District
WEBB, TIMOTHY H	W / 1765 450 S RUSHVILLE IN 46173	06/28/2022	70-10-35-400-002.000-001	001-ANDERSON

Spring installment due on or before May 10, 2022 and Fall installment due on or before November 10, 2022.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2020 Pay 2021	2021 Pay 2022
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$59,100	\$59,500
1c. Gross assessed value of all other property, including personal property	\$0	\$0
<b>2. Equals total gross assessed value of property</b>	<b>\$59,100</b>	<b>\$59,500</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$59,100</b>	<b>\$59,500</b>
3a. Multiplied by your local tax rate	1.6196	1.6394
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$957.18</b>	<b>\$975.44</b>
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
<b>5. Total property tax liability (see remittance coupon for total amount due)</b>	<b>\$957.18</b>	<b>\$975.44</b>

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types)	<sup>1</sup>	\$1,182.00	\$1,190.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum)	<sup>2</sup>	\$0.00	\$0.00
<b>Maximum tax that may be imposed under cap</b>		<b>\$1,182.00</b>	<b>\$1,190.00</b>

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2021	TAX RATE 2022	TAX AMOUNT 2021	TAX AMOUNT 2022	TAX DIFFERENCE 2021-2022	PERCENT DIFFERENCE
COUNTY	0.6210	0.6536	\$367.00	\$388.89	\$21.89	5.96%
TOWNSHIP	0.0813	0.0816	\$48.05	\$48.55	\$0.50	1.04%
SCHOOL DISTRICT	0.9025	0.8892	\$533.38	\$529.07	(\$4.31)	(0.81%)
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
LIBRARY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
SPECIAL DISTRICT	0.0148	0.0150	\$8.75	\$8.93	\$0.18	2.06%
<b>TOTAL</b>	<b>1.6196</b>	<b>1.6394</b>	<b>\$957.18</b>	<b>\$975.44</b>	<b>\$18.26</b>	<b>1.91%</b>

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2021	2022	% Change
BIG FLATROCK RIV	\$5.00	\$5.00	0.00%
TOTAL ADJUSTMENTS	\$5.00	\$5.00	0.00%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

TYPE OF DEDUCTION	2021	2022
Homestead Standard		
Supplemental Standard		
Mortgage		
Blind/Disabled		
Geothermal		
Over 65		
Veterans		
Abatement		
Enterprise Zone		
Investment		
Other		
<b>TOTAL DEDUCTIONS</b>	<b>\$0</b>	<b>\$0</b>

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Charges not subject to the property tax cap include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: [www.in.gov/dlgr/referendum-information](http://www.in.gov/dlgr/referendum-information).

3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

# TAX INFORMATION

## Tracts 2 & 3

STATE FORM 5569 (R21/1-22)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2021

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 4-1-121-A-1

COUNTY: **70 - RUSH**

### SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 70-10-36-100-001.000-001	COUNTY PARCEL NUMBER 70-10-36-100-001.000-001	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after May 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2022.
TAXING UNIT NAME 001-ANDERSON	LEGAL DESCRIPTION 001-25784-00 WNW 36 13 9 80 10 701036100001000001	PT SW 36 13 9	

\*+00070202117924402731\*

SPRING AMOUNT DUE by May 10, 2022:	<b>\$0.00</b>
---------------------------------------	---------------

~00070202117924402731~

WEBB, TIMOTHY H & SHERYL N (H&W)  
3706 N 100 E  
FOWLER, IN 47944

Office Phone: 765-932-2386  
Pay online at: [www.rushcounty.in.gov](http://www.rushcounty.in.gov)

70103610000100000120211000000000006

Remit Payment and Make Check Payable to:  
Rush County Treasurer  
P.O. Box 291  
RUSHVILLE, IN 46173

COUNTY: **70 - RUSH**

### FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 70-10-36-100-001.000-001	COUNTY PARCEL NUMBER 70-10-36-100-001.000-001	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after November 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2022.
TAXING UNIT NAME 001-ANDERSON	LEGAL DESCRIPTION 001-25784-00 WNW 36 13 9 80 10 701036100001000001	PT SW 36 13 9	

\*+00070202117924402732\*

FALL AMOUNT DUE by November 10, 2022:	<b>\$1,106.60</b>
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~00070202117924402732~

WEBB, TIMOTHY H & SHERYL N (H&W)  
3706 N 100 E  
FOWLER, IN 47944

Office Phone: 765-932-2386  
Pay online at: [www.rushcounty.in.gov](http://www.rushcounty.in.gov)

70103610000100000120212000001106600

Remit Payment and Make Check Payable to:  
Rush County Treasurer  
P.O. Box 291  
RUSHVILLE, IN 46173

COUNTY: **70 - RUSH**

### TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 70-10-36-100-001.000-001	COUNTY PARCEL NUMBER 70-10-36-100-001.000-001	TAX YEAR 2021 Payable 2022	DUE DATES
TAXING UNIT NAME 001-ANDERSON	LEGAL DESCRIPTION 001-25784-00 WNW 36 13 9 80 10 701036100001000001	PT SW 36 13 9	SPRING - May 10, 2022 FALL - November 10, 2022

DATE OF STATEMENT: 6/28/2022

PROPERTY ADDRESS S / 200 W RUSHVILLE IN 46173	
PROPERTY TYPE Real Property	TOWNSHIP ANDERSON
ACRES 90.0000	COUNTY SPECIFIC RATE / CREDIT 1% PTR-6.3358
COUNTY SPECIFIC RATE / CREDIT	COUNTY SPECIFIC RATE / CREDIT

WEBB, TIMOTHY H & SHERYL N (H&W)  
3706 N 100 E  
FOWLER, IN 47944

TOTAL DUE FOR 21 PAY 22: **\$1,106.60**

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,106.60	\$1,106.60
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$5.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$1,111.60</b>	<b>\$1,106.60</b>
Payment Received	\$1,111.60	\$0.00
<b>Balance Due</b>	<b>\$0.00</b>	<b>\$1,106.60</b>

# TAX INFORMATION

## Tracts 2 & 3

STATE FORM 51559 (R21-1-22)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2021

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE 3/16-1-22-8-1

### SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: [www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101](http://www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101).

#### TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name	Address	Date of Notice	Parcel Number	Taxing District
WEBB, TIMOTHY H & SHERYL N (H&W)	S / 200 W RUSHVILLE IN 46173	06/28/2022	70-10-36-100-001-000-001	001-ANDERSON

Spring installment due on or before May 10, 2022 and Fall installment due on or before November 10, 2022.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2020 Pay 2021	2021 Pay 2022
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$134,000	\$135,000
1c. Gross assessed value of all other property, including personal property	\$0	\$0
<b>2. Equals total gross assessed value of property</b>	<b>\$134,000</b>	<b>\$135,000</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$134,000</b>	<b>\$135,000</b>
3a. Multiplied by your local tax rate	1.6196	1.6394
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$2,170.26</b>	<b>\$2,213.20</b>
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
<b>5. Total property tax liability (see remittance coupon for total amount due)</b>	<b>\$2,170.26</b>	<b>\$2,213.20</b>

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types)	\$2,680.00	\$2,700.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum)	\$0.00	\$0.00
<b>Maximum tax that may be imposed under cap</b>	<b>\$2,680.00</b>	<b>\$2,700.00</b>

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2021	TAX RATE 2022	TAX AMOUNT 2021	TAX AMOUNT 2022	TAX DIFFERENCE 2021-2022	PERCENT DIFFERENCE
COUNTY	0.6210	0.6536	\$832.14	\$882.36	\$50.22	6.04%
TOWNSHIP	0.0813	0.0816	\$108.94	\$110.16	\$1.22	1.12%
SCHOOL DISTRICT	0.9025	0.8892	\$1,209.35	\$1,200.43	(\$8.92)	(0.74%)
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
LIBRARY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
SPECIAL DISTRICT	0.0148	0.0150	\$19.83	\$20.25	\$0.42	2.12%
<b>TOTAL</b>	<b>1.6196</b>	<b>1.6394</b>	<b>\$2,170.26</b>	<b>\$2,213.20</b>	<b>\$42.94</b>	<b>1.98%</b>

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LIVYING AUTHORITY	2021	2022	% Change
BIG FLATROCK RIV	\$5.00	\$5.00	0.00%
<b>TOTAL ADJUSTMENTS</b>	<b>\$5.00</b>	<b>\$5.00</b>	<b>0.00%</b>

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

TYPE OF DEDUCTION	2021	2022
Homestead Standard		
Supplemental Standard		
Mortgage		
Blind/Disabled		
Geothermal		
Over 65		
Veterans		
Abatements		
Enterprise Zone		
Investment		
Other		
<b>TOTAL DEDUCTIONS</b>	<b>\$0</b>	<b>\$0</b>

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendum proposal during the most recent elections can be located online at: [www.in.gov/dlgf/referendum-information](http://www.in.gov/dlgf/referendum-information).

3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

# TAX INFORMATION

## Tract 4

STATE FORM 5399 (R2/1-22)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2021

TREASURER FORM T6-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-4.1-23-A-1

COUNTY: 70 - RUSH

### SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 70-10-25-300-006.000-010	COUNTY PARCEL NUMBER 70-10-25-300-006.000-010	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after May 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2022.
TAXING UNIT NAME 010-RUSHVILLE	LEGAL DESCRIPTION PT SWSW 25-13-9 LOT TWO WEBB SUBDIVISION II 12.65 ACRES		

\*+00070202104129785181\*

SPRING AMOUNT DUE by May 10, 2022:	\$0.00
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\*90070202104129785181\*

WEBB, TIMOTHY H  
3706 N 100 E  
FOWLER, IN 47944

Office Phone: 765-932-2386  
Pay online at: [www.rushcounty.in.gov](http://www.rushcounty.in.gov)

70102530000600001020211000000000000

Remit Payment and Make Check Payable to:  
Rush County Treasurer  
P.O. Box 291  
RUSHVILLE, IN 46173

COUNTY: 70 - RUSH

### FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 70-10-25-300-006.000-010	COUNTY PARCEL NUMBER 70-10-25-300-006.000-010	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after November 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2022.
TAXING UNIT NAME 010-RUSHVILLE	LEGAL DESCRIPTION PT SWSW 25-13-9 LOT TWO WEBB SUBDIVISION II 12.65 ACRES		

\*+00070202104129785182\*

FALL AMOUNT DUE by November 10, 2022:	\$148.15
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\*90070202104129785182\*

WEBB, TIMOTHY H  
3706 N 100 E  
FOWLER, IN 47944

Office Phone: 765-932-2386  
Pay online at: [www.rushcounty.in.gov](http://www.rushcounty.in.gov)

70102530000600001020212000000148150

Remit Payment and Make Check Payable to:  
Rush County Treasurer  
P.O. Box 291  
RUSHVILLE, IN 46173

COUNTY: 70 - RUSH

### TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 70-10-25-300-006.000-010	COUNTY PARCEL NUMBER 70-10-25-300-006.000-010	TAX YEAR 2021 Payable 2022	DUE DATES
TAXING UNIT NAME 010-RUSHVILLE	LEGAL DESCRIPTION PT SWSW 25-13-9 LOT TWO WEBB SUBDIVISION II 12.65 ACRES		SPRING - May 10, 2022 FALL - November 10, 2022

DATE OF STATEMENT: 6/28/2022

PROPERTY ADDRESS S / 200 W RUSHVILLE IN 46173	
PROPERTY TYPE Real Property	TOWNSHIP RUSHVILLE
ACRES 12.6500	COUNTY SPECIFIC RATE / CREDIT 1% PTR-6.3358
COUNTY SPECIFIC RATE / CREDIT	COUNTY SPECIFIC RATE / CREDIT

WEBB, TIMOTHY H  
3706 N 100 E  
FOWLER, IN 47944

TOTAL DUE FOR 21 PAY 22: \$148.15

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$148.18	\$148.18
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$5.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$153.18</b>	<b>\$148.18</b>
Payment Received	\$153.18	\$0.03
<b>Balance Due</b>	<b>\$0.00</b>	<b>\$148.15</b>

# TAX INFORMATION

## Tract 4

<https://dnr.electronics.in.gov>. Additional information for how to read your current tax bill can be located online at:

[www.in.gov/dlef/understanding-your-tax-bill/tax-bill-101](http://www.in.gov/dlef/understanding-your-tax-bill/tax-bill-101).

TAXPAYER AND PROPERTY INFORMATION				
Taxpayer Name	Address	Date of Notice	Parcel Number	Taxing District
WEBB, TIMOTHY H	5 / 200 W RUSHVILLE IN 46173	06/28/2022	70-10-25-300-006-000-010	010-RUSHVILLE

Spring installment due on or before May 10, 2022 and Fall installment due on or before November 10, 2022.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2020 Pay 2021	2021 Pay 2022
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$18,100	\$18,300
1c. Gross assessed value of all other property, including personal property	\$0	\$0
<b>2. Equals total gross assessed value of property</b>	<b>\$18,100</b>	<b>\$18,300</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$18,100</b>	<b>\$18,300</b>
3a. Multiplied by your local tax rate	1.5975	1.6195
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$289.14</b>	<b>\$296.36</b>
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
<b>5. Total property tax liability (see remittance coupon for total amount due)</b>	<b>\$289.14</b>	<b>\$296.36</b>

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types)	<sup>1</sup>	\$362.00	\$366.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum)	<sup>2</sup>	\$0.00	\$0.00
<b>Maximum tax that may be imposed under cap</b>		<b>\$362.00</b>	<b>\$366.00</b>

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2021	TAX RATE 2022	TAX AMOUNT 2021	TAX AMOUNT 2022	TAX DIFFERENCE 2021-2022	PERCENT DIFFERENCE
COUNTY	0.6210	0.6536	\$112.40	\$119.61	\$7.21	6.41%
TOWNSHIP	0.0592	0.0617	\$10.71	\$11.29	\$0.58	5.42%
SCHOOL DISTRICT	0.9025	0.8892	\$163.35	\$162.72	(\$0.63)	(0.39%)
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
LIBRARY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
SPECIAL DISTRICT	0.0148	0.0150	\$2.68	\$2.74	\$0.06	2.24%
<b>TOTAL</b>	<b>1.5975</b>	<b>1.6195</b>	<b>\$289.14</b>	<b>\$296.36</b>	<b>\$7.22</b>	<b>2.50%</b>

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2021	2022	% Change
BIG FLATROCK RIV	\$5.00	\$5.00	0.00%
<b>TOTAL ADJUSTMENTS</b>	<b>\$5.00</b>	<b>\$5.00</b>	<b>0.00%</b>

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

TYPE OF DEDUCTION	2021	2022
Homestead Standard		
Supplemental Standard		
Mortgage		
Blind/Disabled		
Geothermal		
Over 65		
Veterans		
Abatement		
Enterprise Zone		
Investment		
Other		
<b>TOTAL DEDUCTIONS</b>	<b>\$0</b>	<b>\$0</b>

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amounts for your property, this exceeds the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: [www.in.gov/dlef/referendum-information](http://www.in.gov/dlef/referendum-information).

3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

# TAX INFORMATION

## Part of Tracts 5 & 6

STATE FORM 5369 (02/11/22)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2021

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE IC 6-1.5-21.4-1

COUNTY: 70 - RUSH

### SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 70-10-25-300-001.000-010	COUNTY PARCEL NUMBER 70-10-25-300-001.000-010	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after May 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2022.
TAXING UNIT NAME 010-RUSHVILLE	LEGAL DESCRIPTION 010-73195-00 PT SW 25 13 9 53.04 701025300001000010		

\*+00070202108121225061\*

SPRING AMOUNT DUE by May 10, 2022:	<b>\$0.00</b>
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\*4007020210812122001\*

WEBB, THOMAS C  
4896 S 200 W  
RUSHVILLE, IN 46173

**Includes 3± Acres That is NOT Part of Auction Property.**

Office Phone: 765-932-2386  
Pay online at: [www.rushcounty.in.gov](http://www.rushcounty.in.gov)

70102530000100001020211000000000008

Remit Payment and Make Check Payable to:  
Rush County Treasurer  
P.O. Box 291  
RUSHVILLE, IN 46173

COUNTY: 70 - RUSH

### FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 70-10-25-300-001.000-010	COUNTY PARCEL NUMBER 70-10-25-300-001.000-010	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after November 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2022.
TAXING UNIT NAME 010-RUSHVILLE	LEGAL DESCRIPTION 010-73195-00 PT SW 25 13 9 53.04 701025300001000010		

\*+00070202108121225062\*

FALL AMOUNT DUE by November 10, 2022:	<b>\$0.00</b>
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\*4007020210812122002\*

WEBB, THOMAS C  
4896 S 200 W  
RUSHVILLE, IN 46173

Office Phone: 765-932-2386  
Pay online at: [www.rushcounty.in.gov](http://www.rushcounty.in.gov)

70102530000100001020212000000000001

Remit Payment and Make Check Payable to:  
Rush County Treasurer  
P.O. Box 291  
RUSHVILLE, IN 46173

COUNTY: 70 - RUSH

### TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 70-10-25-300-001.000-010	COUNTY PARCEL NUMBER 70-10-25-300-001.000-010	TAX YEAR 2021 Payable 2022	DUE DATES
TAXING UNIT NAME 010-RUSHVILLE	LEGAL DESCRIPTION 010-73195-00 PT SW 25 13 9 53.04 701025300001000010		SPRING - May 10, 2022 FALL - November 10, 2022

DATE OF STATEMENT: 6/28/2022

PROPERTY ADDRESS W / 450 S RUSHVILLE IN 46173	
PROPERTY TYPE Real Property	TOWNSHIP RUSHVILLE
ACRES 53.0400	COUNTY SPECIFIC RATE / CREDIT 1% PTR-6.3358
COUNTY SPECIFIC RATE / CREDIT	COUNTY SPECIFIC RATE / CREDIT

WEBB, THOMAS C  
4896 S 200 W  
RUSHVILLE, IN 46173

TOTAL DUE FOR 21 PAY 22: **\$0.00**

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$621.08	\$621.08
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$5.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$626.08</b>	<b>\$621.08</b>
Payment Received	\$626.08	\$621.08
<b>Balance Due</b>	<b>\$0.00</b>	<b>\$0.00</b>



# TAX INFORMATION

## Part of Tracts 5 & 6

STATE FORM 53509 (02/11-22)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2021

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE (06-11-22-8.1)

### SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: [www.in.gov/dlg/understanding-your-tax-bill/tax-bill-101](http://www.in.gov/dlg/understanding-your-tax-bill/tax-bill-101).

#### TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name	Address	Date of Notice	Parcel Number	Taxing District
WEBB, THOMAS C	W / 450 S RUSHVILLE IN 46173	06/28/2022	70-10-25-300-001.000-010	010-RUSHVILLE

Spring installment due on or before May 10, 2022 and Fall installment due on or before November 10, 2022.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2020 Pay 2021	2021 Pay 2022
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$79,000	\$79,700
1c. Gross assessed value of all other property, including personal property	\$0	\$0
<b>2. Equals total gross assessed value of property</b>	<b>\$79,000</b>	<b>\$79,700</b>
2a. Minus deductions (see Table 5 below)	(\$3,000)	(\$3,000)
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$76,000</b>	<b>\$76,700</b>
3a. Multiplied by your local tax rate	1.5975	1.6195
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$1,214.10</b>	<b>\$1,242.16</b>
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
<b>5. Total property tax liability (see remittance coupon for total amount due)</b>	<b>\$1,214.10</b>	<b>\$1,242.16</b>

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types)	<sup>1</sup>	\$1,580.00	\$1,594.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum)	<sup>2</sup>	\$0.00	\$0.00
<b>Maximum tax that may be imposed under cap</b>		<b>\$1,580.00</b>	<b>\$1,594.00</b>

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2021	TAX RATE 2022	TAX AMOUNT 2021	TAX AMOUNT 2022	TAX DIFFERENCE 2021-2022	PERCENT DIFFERENCE
COUNTY	0.6210	0.6536	\$471.96	\$501.31	\$29.35	6.22%
TOWNSHIP	0.0592	0.0617	\$44.99	\$47.32	\$2.33	5.18%
SCHOOL DISTRICT	0.9025	0.8892	\$685.90	\$682.02	(\$3.88)	(0.57%)
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
LIBRARY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
SPECIAL DISTRICT	0.0148	0.0150	\$11.25	\$11.51	\$0.26	2.31%
<b>TOTAL</b>	<b>1.5975</b>	<b>1.6195</b>	<b>\$1,214.10</b>	<b>\$1,242.16</b>	<b>\$28.06</b>	<b>2.31%</b>

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2021	2022	% Change
BIG FLATROCK RIV	\$5.00	\$5.00	0.00%
<b>TOTAL ADJUSTMENTS</b>	<b>\$5.00</b>	<b>\$5.00</b>	<b>0.00%</b>

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

TYPE OF DEDUCTION	2021	2022
Homestead Standard		
Supplemental Standard		
Mortgage	\$3,000	\$3,000
Blind/Disabled		
Geothermal		
Over 65		
Veterans		
Abatement		
Enterprise Zone		
Investment		
Other		
<b>TOTAL DEDUCTIONS</b>	<b>\$3,000</b>	<b>\$3,000</b>

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Charges not subject to the property tax cap include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this information, see the back of this document. Information regarding the referendum proposal during the most recent elections can be located online at: [www.in.gov/dlg/understanding-your-tax-bill/tax-bill-101](http://www.in.gov/dlg/understanding-your-tax-bill/tax-bill-101).

3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change is not notified by the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

**Includes 3± Acres  
That is NOT Part of  
Auction Property.**

# TAX INFORMATION

## Part of Tracts 5 & 6

STATE FORM 5569 (R2/1-22)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2021

TREASURER FORM TS-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE K-6-1-2214-1

COUNTY: 70 - RUSH

### SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 70-10-25-300-003.000-010	COUNTY PARCEL NUMBER 70-10-25-300-003.000-010	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after May 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2022.
TAXING UNIT NAME 010-RUSHVILLE	LEGAL DESCRIPTION 010-73191-00 PT SW 25 13 9 84.56 ACRES 701025300003000010		

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SPRING AMOUNT DUE by May 10, 2022:	<b>\$0.00</b>
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\*00070202116106247101\*

WEBB, THOMAS C  
4896 S 200 W  
RUSHVILLE, IN 46173

Office Phone: 765-932-2386  
Pay online at: [www.rushcounty.in.gov](http://www.rushcounty.in.gov)

70102530000300001020211000000000007

Remit Payment and Make Check Payable to:  
Rush County Treasurer  
P.O. Box 291  
RUSHVILLE, IN 46173

COUNTY: 70 - RUSH

### FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 70-10-25-300-003.000-010	COUNTY PARCEL NUMBER 70-10-25-300-003.000-010	TAX YEAR 2021 Payable 2022	Late Payment Penalty: 5% penalty after November 10, 2022, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2022.
TAXING UNIT NAME 010-RUSHVILLE	LEGAL DESCRIPTION 010-73191-00 PT SW 25 13 9 84.56 ACRES 701025300003000010		

\*+00070202116106247102\*

FALL AMOUNT DUE by November 10, 2022:	<b>\$0.00</b>
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\*00070202116106247102\*

WEBB, THOMAS C  
4896 S 200 W  
RUSHVILLE, IN 46173

Office Phone: 765-932-2386  
Pay online at: [www.rushcounty.in.gov](http://www.rushcounty.in.gov)

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Remit Payment and Make Check Payable to:  
Rush County Treasurer  
P.O. Box 291  
RUSHVILLE, IN 46173

COUNTY: 70 - RUSH

### TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 70-10-25-300-003.000-010	COUNTY PARCEL NUMBER 70-10-25-300-003.000-010	TAX YEAR 2021 Payable 2022	DUE DATES
TAXING UNIT NAME 010-RUSHVILLE	LEGAL DESCRIPTION 010-73191-00 PT SW 25 13 9 84.56 ACRES 701025300003000010		SPRING - May 10, 2022 FALL - November 10, 2022

DATE OF STATEMENT: 6/28/2022

PROPERTY ADDRESS S / 200 W RUSHVILLE IN 46173	
PROPERTY TYPE Real Property	TOWNSHIP RUSHVILLE
ACRES 84.5600	COUNTY SPECIFIC RATE - CREDIT 1% PTR-6.3358
COUNTY SPECIFIC RATE - CREDIT	COUNTY SPECIFIC RATE - CREDIT

WEBB, THOMAS C  
4896 S 200 W  
RUSHVILLE, IN 46173

TOTAL DUE FOR 21 PAY 22: **\$0.00**

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,015.43	\$1,015.43
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$5.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$1,020.43</b>	<b>\$1,015.43</b>
Payment Received	\$1,020.43	\$1,015.43
<b>Balance Due</b>	<b>\$0.00</b>	<b>\$0.00</b>

# TAX INFORMATION

## Part of Tracts 5 & 6

STATE FORM 5309 (02/11-22)  
APPROVED BY STATE BOARD OF ACCOUNTS, 2021

TREASURER FORM 75-1A  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE 06-1-1-22-1

### SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: [www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101](http://www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101).

#### TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name	Address	Date of Notice	Parcel Number	Taxing District
WEBB, THOMAS C	S / 200 W RUSHVILLE IN 46173	06/28/2022	70-10-25-300-003.000-010	010-RUSHVILLE

Spring installment due on or before May 10, 2022 and Fall installment due on or before November 10, 2022.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2020 Pay 2021	2021 Pay 2022
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and farmland	\$124,500	\$125,400
1c. Gross assessed value of all other property, including personal property	\$0	\$0
<b>2. Equals total gross assessed value of property</b>	<b>\$124,500</b>	<b>\$125,400</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$124,500</b>	<b>\$125,400</b>
3a. Multiplied by your local tax rate	1.5975	1.6195
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$1,988.88</b>	<b>\$2,030.86</b>
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
<b>5. Total property tax liability (see remittance coupon for total amount due)</b>	<b>\$1,988.88</b>	<b>\$2,030.86</b>

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types)	<sup>1</sup>	\$2,490.00	\$2,508.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum)	<sup>2</sup>	\$0.00	\$0.00
<b>Maximum tax that may be imposed under cap</b>		<b>\$2,490.00</b>	<b>\$2,508.00</b>

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2021	TAX RATE 2022	TAX AMOUNT 2021	TAX AMOUNT 2022	TAX DIFFERENCE 2021-2022	PERCENT DIFFERENCE
COUNTY	0.6210	0.6536	\$773.14	\$819.62	\$46.48	6.01%
TOWNSHIP	0.0592	0.0617	\$73.70	\$77.37	\$3.67	4.98%
SCHOOL DISTRICT	0.9025	0.8892	\$1,123.61	\$1,115.06	(\$8.55)	(0.76%)
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
LIBRARY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
TAX INCREMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
SPECIAL DISTRICT	0.0148	0.0150	\$18.43	\$18.81	\$0.38	2.06%
<b>TOTAL</b>	<b>1.5975</b>	<b>1.6195</b>	<b>\$1,988.88</b>	<b>\$2,030.86</b>	<b>\$41.98</b>	<b>2.11%</b>

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2021	2022	% Change
BIG FLATROCK RIV	\$5.00	\$5.00	0.00%
<b>TOTAL ADJUSTMENTS</b>	<b>\$5.00</b>	<b>\$5.00</b>	<b>0.00%</b>

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

TYPE OF DEDUCTION	2021	2022
Homestead Standard		
Supplemental Standard		
Mortgage		
Blind/Disabled		
Geothermal		
Over 65		
Veterans		
Abatement		
Enterprise Zone		
Investment		
Other		
<b>TOTAL DEDUCTIONS</b>	<b>\$0</b>	<b>\$0</b>

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: [www.in.gov/dlgf/referendum-information](http://www.in.gov/dlgf/referendum-information).

3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.



# FSA INFORMATION

# FSA INFORMATION

## Tracts 1 & 4

Indiana U.S. Department of Agriculture FARM: 5020  
 Rush Farm Service Agency Prepared: 6/24/22 1:55 PM  
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2022  
 Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name [REDACTED] Farm Identifier [REDACTED] Recon Number 2014 - 35

Farms Associated with Operator: [REDACTED]

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
54.24	54.24	54.24	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	54.24	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	32.92	177	0.00
SOYBEANS	18.98	50	0.00
<b>Total Base Acres:</b>	51.9		

Tract Number: 949 Description E11 SE 1/4 SEC 35 T 13N R 9E  
 FSA Physical Location : Rush, IN ANSI Physical Location: Rush, IN

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
41.75	41.75	41.75	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	41.75	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	25.34	177	0.00
SOYBEANS	14.61	50	0.00
<b>Total Base Acres:</b>	39.95		

Owners: WEBB, TIMOTHY H

# FSA INFORMATION

## Tract 4

Indiana  
Rush

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 5020**  
**Prepared: 6/24/22 1:55 PM**  
**Crop Year: 2022**  
**Page: 2 of 2**

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 9498 Description

FSA Physical Location : Rush, IN ANSI Physical Location: Rush, IN

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
12.49	12.49	12.49	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	12.49	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	7.58	177	0.00
SOYBEANS	4.37	50	0.00
<b>Total Base Acres:</b>	11.95		

Owners: WEBB, TIMOTHY H

Other Producers: None

# FSA INFORMATION

## Tract 1





# FSA INFORMATION

## Tract 4



# FSA INFORMATION

## Tracts 2 & 3

Indiana

Rush

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5021

Prepared: 6/24/22 1:56 PM

Crop Year: 2022

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

<b>Operator Name</b> [REDACTED]	<b>Farm Identifier</b>	<b>Recon Number</b> 2014 - 35
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Farms Associated with Operator:  
[REDACTED]

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
91.93	91.02	91.02	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	91.02	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	53.91	177	0.00
SOYBEANS	35.69	50	0.00
<b>Total Base Acres:</b>	89.6		

Tract Number: 9499      Description

FSA Physical Location : Rush, IN      ANSI Physical Location: Rush, IN

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
91.93	91.02	91.02	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	91.02	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	53.91	177	0.00
SOYBEANS	35.69	50	0.00
<b>Total Base Acres:</b>	89.6		

Owners: WEBB, SHERYL

WEBB, TIMOTHY H

# FSA INFORMATION

## Tracts 2 & 3

Indiana

Rush

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM: 5021**

Prepared: 6/24/22 1:56 PM

Crop Year: 2022

Page: 2 of 2

**DISCLAIMER:** This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

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Other Producers: None

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# FSA INFORMATION

## Tracts 2 & 3

**USDA Farm 5021 Tract 9499**      2022 Certification map prepared on: 3/23/2022

Administered by: Rush County, Indiana

OW: WEBB, SHERYL

91.93 Tract acres  
91.02 Cropland acres  
0 CRP acres

Legend:  
 CRP  
 CLU *Rush*  
 Wetland Determination Identifiers:  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2020 Imagery; IDHS or Dynamap roads; FSA data 2022-03-23 15:14:38

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat), unless noted.

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
23	91.02	U	2					Y

Crop:  
Date:  
NI or IRR  
Shares:

Farm 5021 Tract 9499

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

## Tracts 5 & 6

Indiana U.S. Department of Agriculture FARM: 5019  
 Rush Farm Service Agency Prepared: 6/24/22 1:49 PM  
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2022  
 Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier Recon Number  
 [REDACTED] 2014 - 35

Farms Associated with Operator:  
 [REDACTED]

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
145.41	141.19	141.19	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	141.19	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	89.98	178	0.00
SOYBEANS	49.22	50	0.00
<b>Total Base Acres:</b>	139.2		

Tract Number: 9496 Description  
 FSA Physical Location : Rush, IN ANSI Physical Location: Rush, IN

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
145.41	141.19	141.19	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	141.19	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	89.98	178	0.00
SOYBEANS	49.22	50	0.00
<b>Total Base Acres:</b>	139.2		

Owners: WEBB, THOMAS C

**Includes Land That is NOT Part of Auction Property.**

# FSA INFORMATION

## Tracts 5 & 6

Indiana

Rush

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5019

Prepared: 6/24/22 1:49 PM

Crop Year: 2022

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

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Other Producers: None

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**Includes Land That is NOT  
Part of Auction Property.**

# FSA INFORMATION

## Tracts 5 & 6







# PHOTOS

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