

Draft for Owner's Review
3-Oct-19

Evaluation Study of Potential Park Sites

For the
Town of McCordsville, Indiana

Prepared by:

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October 2019

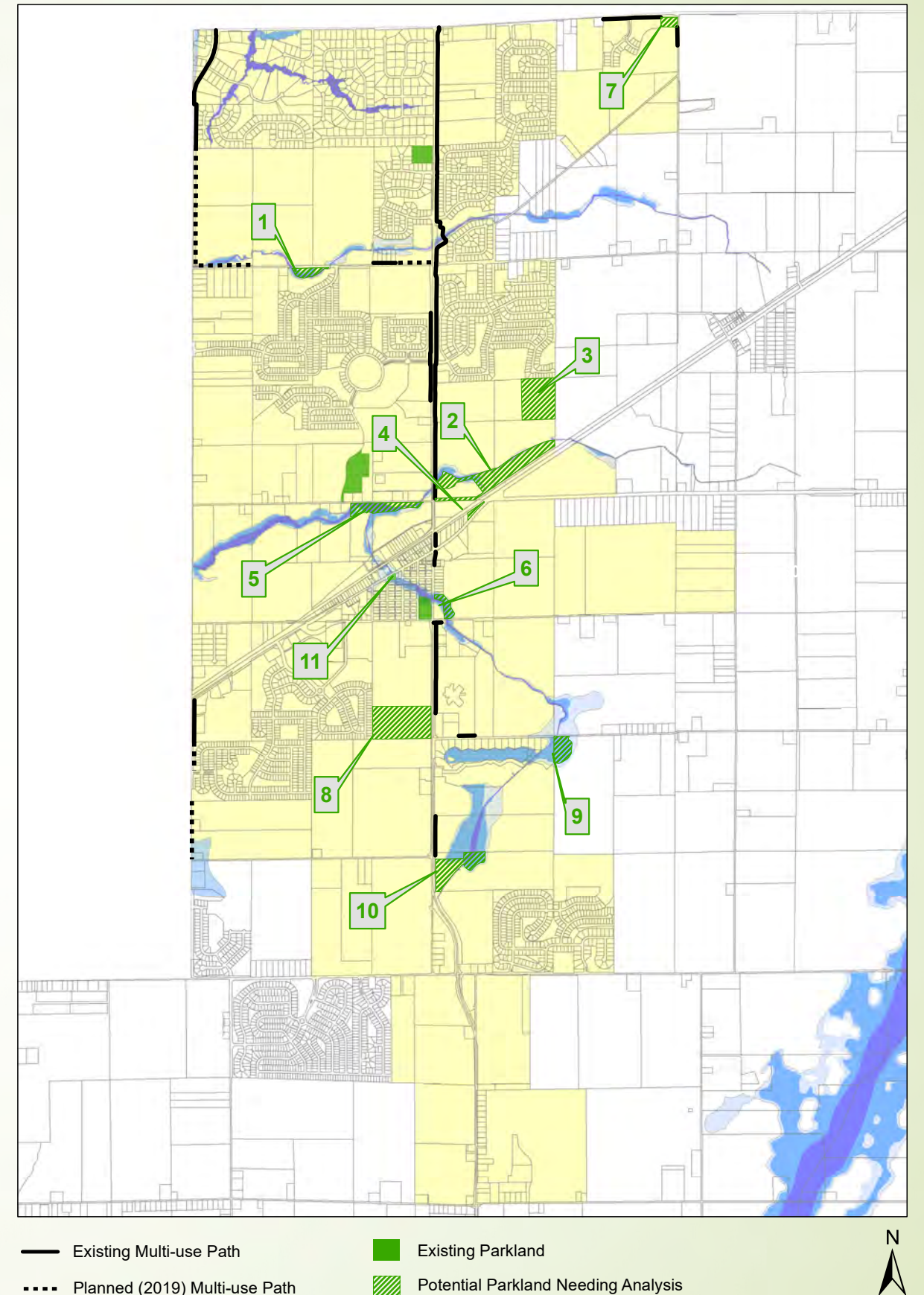


Project Background

- The Town of McCordsville, in order to maintain the community's desired level of service for park/open space land, desires to have several identified land parcels evaluated for potential park / open space development. The Client initially identified ten (10) potential sites throughout the Town limits for future park / open space uses. These ten sites range from approximately 2 to 18 acres in size.
- The Client contracted with Lehman & Lehman, Inc., a professional landscape architect, to evaluate the identified sites and provide an evaluation with pros and cons for possible acquisition and future development or as open space that would become part of the McCordsville Park System.
- The Town is currently studying a new town center with planned mixed-use development. While this and other future developments, may offer park and open space land other potential sites could be purchased and developed as their own park / open space developments. It is a wise strategy for the Town to identify stand-alone parcels that can form an important "dot" in the community that could be connected by trails, greenways or other open space developments forming an enhanced Park System for the Town of McCordsville. An enhanced Parks System will serve in connecting more of the community to these parks and greenways while also serving as a catalyst for other enhancements and development growth.
- The Landscape Architect met with the Town Manager and the Town Planner and reviewed the ten sites (see attached map) that were considered to be studied. After discussion it was determined that additional evaluation be given to a reduced list of five (5) of the ten identified parcels. These five sites are identified as sites #1, #2, #3, #7, and site #11 (not a part of the original 10 sites) which is the trading post property in Old Town as noted on the map on the following page.

Sites under Consideration

- The Sites under consideration include Parcels #1, #2, #3, #6, #7 and #11. (refer to the map on this page).
- The analysis included GIS mapping from Beacon of Hancock County and the Town of McCordsville.
- This evaluation studies each individual site on the merits of its own components. The purpose of this study was not to evaluate all of the sites against one another.
- The evaluation also provides general consideration for park / open space development.



Evaluation Approach

- An initial meeting with the Town Manager and the Town Planner determined that of the various sites under consideration that only five (5) of the sites should be evaluated as potential land parcels as potential park /open space uses. Part of this initial meeting discussion focused on the current and future development strategies the Town has under consideration along with the potential impact such development would have on the evaluation of the various land parcels. We also discussed the possible evaluation criteria that could be used in the evaluation of the various land parcels.
- It is important to note that the purpose of this study is not to evaluate each land parcel against the others but to determine a value each parcel carries in the role of serving as a park / open space use for the Town.
- The evaluation will examine seven (7) criteria as applied to each land parcel. These criteria include
 - **Parcel Size** – The size of the land parcel will determine its carrying capacity and usage.
 - **Vehicular Access** – Will the site allow for vehicular access for parking and circulation.
 - **Pedestrian Access** – Will the site allow for pedestrian access and serve as a component of a greenway system.
 - **Developability** – Does the site carry the potential for various levels of park development.
 - **Available Infrastructure** – Are utilities and roadways close by the site for better utilization.
 - **Expandability** – If needed, can the site be expanded to adjacent areas based on need and development uses.
 - **Adjacent Compatibility** – Is the site, as a park/open space compatible with the adjacent developments & zones.

Evaluation Approach (continued)

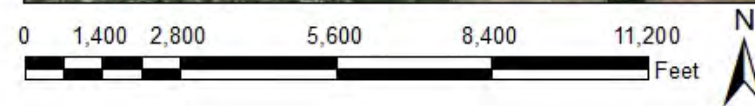
- ▶ As part of this evaluation we noted the related Walk Score (www.walkscore.com) of the site, or the area adjacent to the subject site.
 - ▶ Walk Score measures the walkability of any address using a patented system. For each address, Walk Score analyzes hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities in each category. Amenities within a 5 minute walk (.25 miles) are given maximum points. A decay function is used to give points to more distant amenities, with no points given after a 30 minute walk.
 - ▶ Walk Score also measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. Data sources include Google, Education.com, Open Street Map, the U.S. Census, Localeze, and places added by the Walk Score user community.
- ▶ The evaluation applied to each of the subject sites used a criteria ranked on a 1 to 5 scale with 5 being the highest and 1 being the lowest.
- ▶ As a part of this evaluation the Consultant will provide potential and suggested uses that land parcel could play in both the short and long-term vision for the Town. In some cases the land parcel will play a significant role in bridging the future development on one side with the existing neighborhood on the other.
- ▶ Elements not factored into this study – There are several components that are not part of this evaluation analysis. These include:
 - ▶ **Cost of the land per acre** – The Consultant is not a real estate appraiser and therefore land costs were not used as part of this evaluation.
 - ▶ **Need for zoning change** – If information was available the current zoning of the land parcel was identified. The Beacon GIS contains a layer of “Future Zoning” which was used as a potential consideration of the land parcel.
 - ▶ **Current Ownership** – If Beacon GIS had the current ownership, this information was noted. Also, in the Appendix of this document the Land Parcel ownership, tax information, etc. has been included for each of the subject land parcels.

Walkability of the various sites

- Connectivity to the surrounding neighborhoods is an important consideration in valuing the site's placement and activities that could take place on the parcel.
- The map to the right illustrates a 10-minute walking distance from each of the sites being considered.

Overall Areas Of Study

McCordsville, IN



Site #1

- Site #1 is located on W900N Street (86th Street) and is a part of the Deer Crossing Development.
- The Walk Score of the area surrounding this site is "9". This location is a Car-Dependent neighborhood so almost all errands require a car. Bike Score 38, somewhat bikeable

Evaluation of Potential Park Sites

Site #1

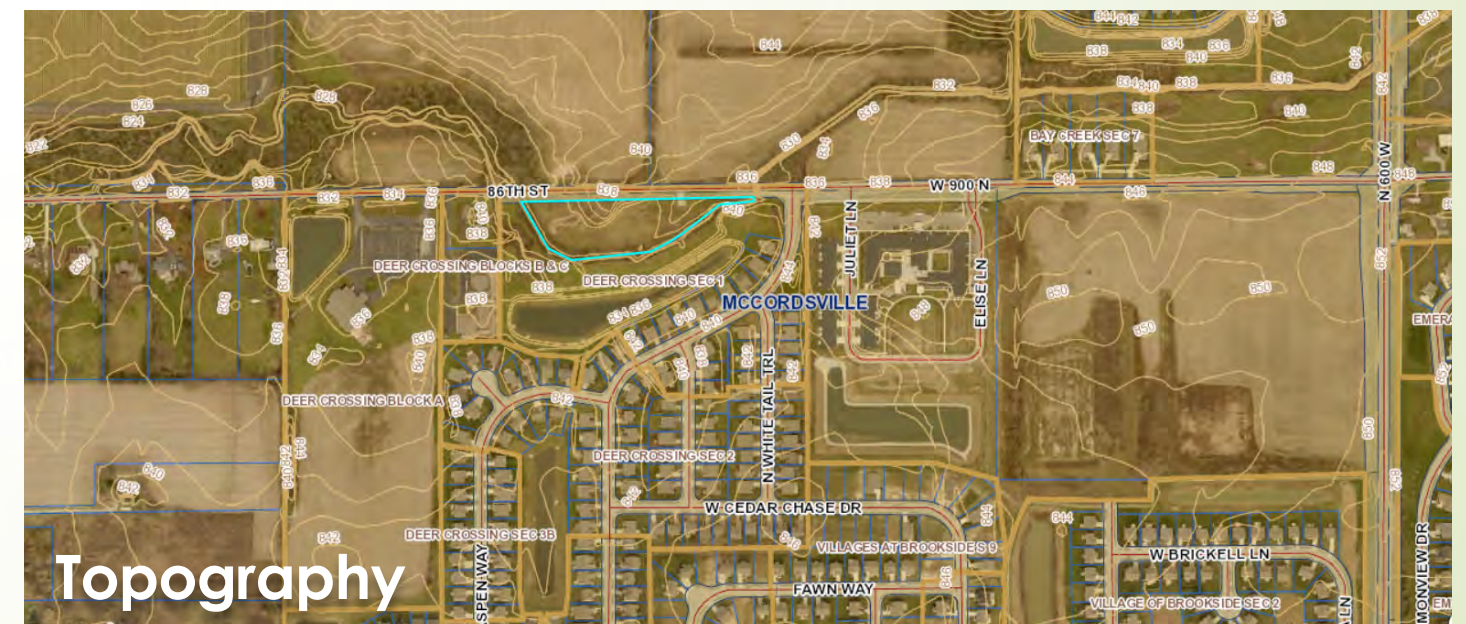
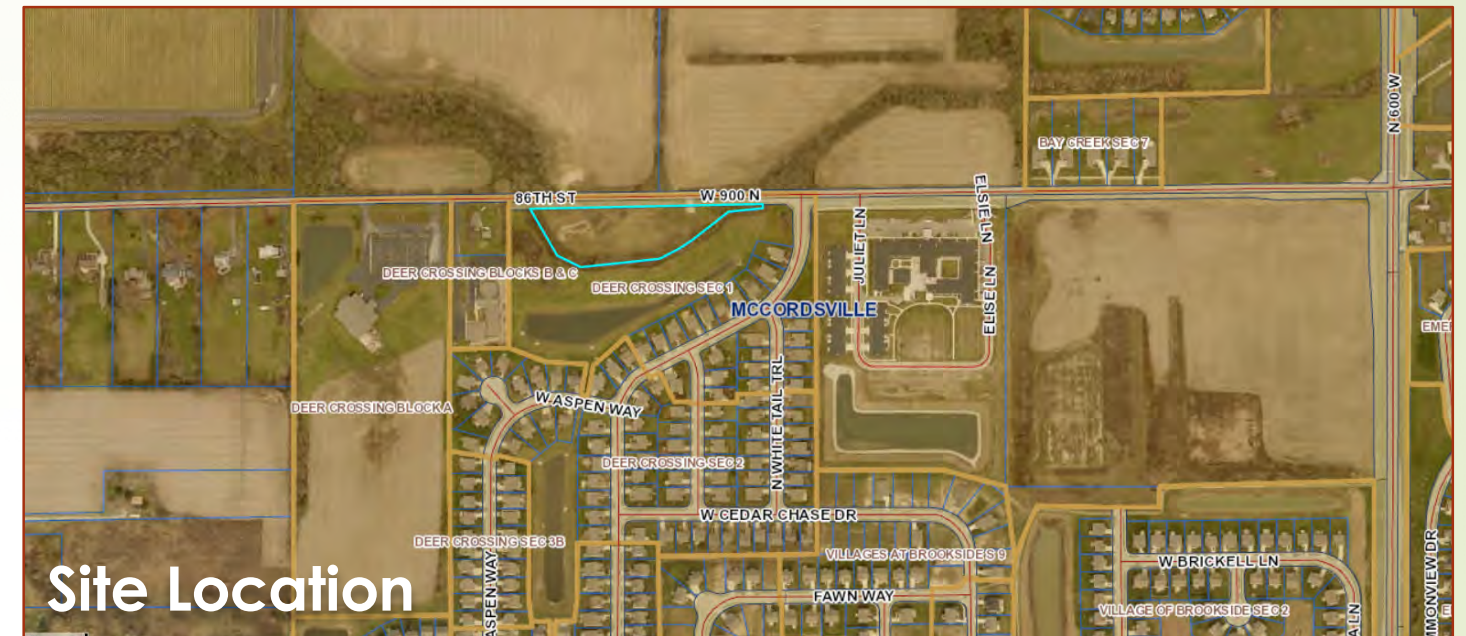
Prepared by: Lehman & Lehman, Inc.

Parcel Site Description	
Location/Address:	W900N, 86th St., McCordsville, IN 46005
Owners:	Deer Crossing at Geist Homeowners Association 11711 North College Ave. - Carmel, IN 46032
General Description:	Site is flat and remains open space as part of the excess land from the housing development to the south. Site has frontage on 86th Street. A small creek runs along the southern boarder of the site that also includes area of flood plain.
Approximate Acres:	2.65
Walk Score:	9
Known Zoning:	Residential (part of a development)
Potential Use(s):	Neighborhood Park, Trail Head, and/or Linear Park
Street Frontage:	Approximately 841 lin. Ft.

Parcel Evaluation		
Criteria	Score	Notes / Commentary
Parcel Size	3.00	At 2.64 acres the site could be considered for a trail head with some trails and shelters. Vehicular off-street parking carries possibility.
Vehicular Access	5.00	Has significant frontage along the street to the north.
Pedestrian Access	3.00	Limited existing pedestrian infrastructure in and around the site.
Developability	2.00	Limited extensive development potential due to land outside of flood plain
Available Infrastructure	4.00	Assumption that water and sanitary are available along 86th Street.
Expandability	2.50	The land area to the south could be utilized for additional open space. The land across the street and north of the site carries potential for additional open space development.
Adjacent Compatibility	4.00	Parcel as open space and limited recreation offers good compatibility with adjacent properties.
Total and Suggested Uses	23.50	Trail Head, Shelter and Trails

Site #1

- Site #1 is outlined with the blue outline.
- The site is relatively flat.

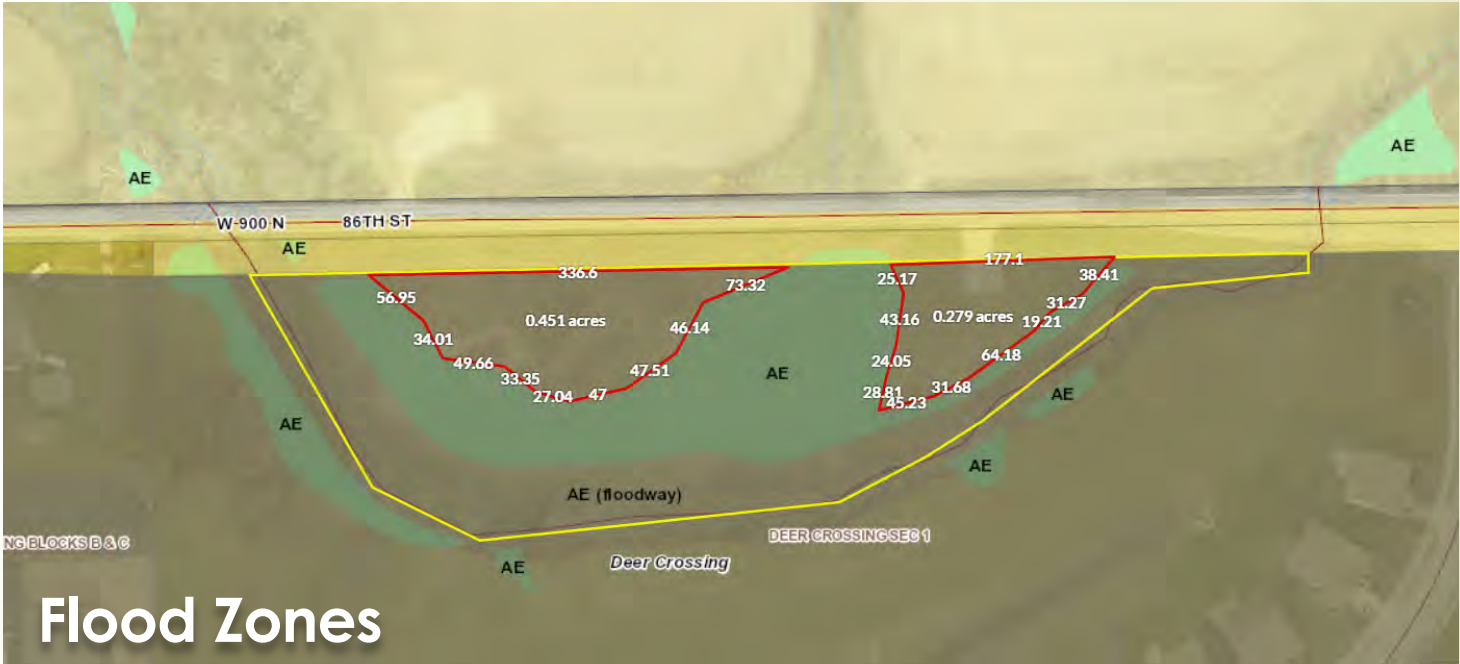


Site #1

- The property runs along the North Fork Dry Branch creek.
- With the noted flood zones the remaining usable acres = 0.72 acres (refer to the enlarged plan below).



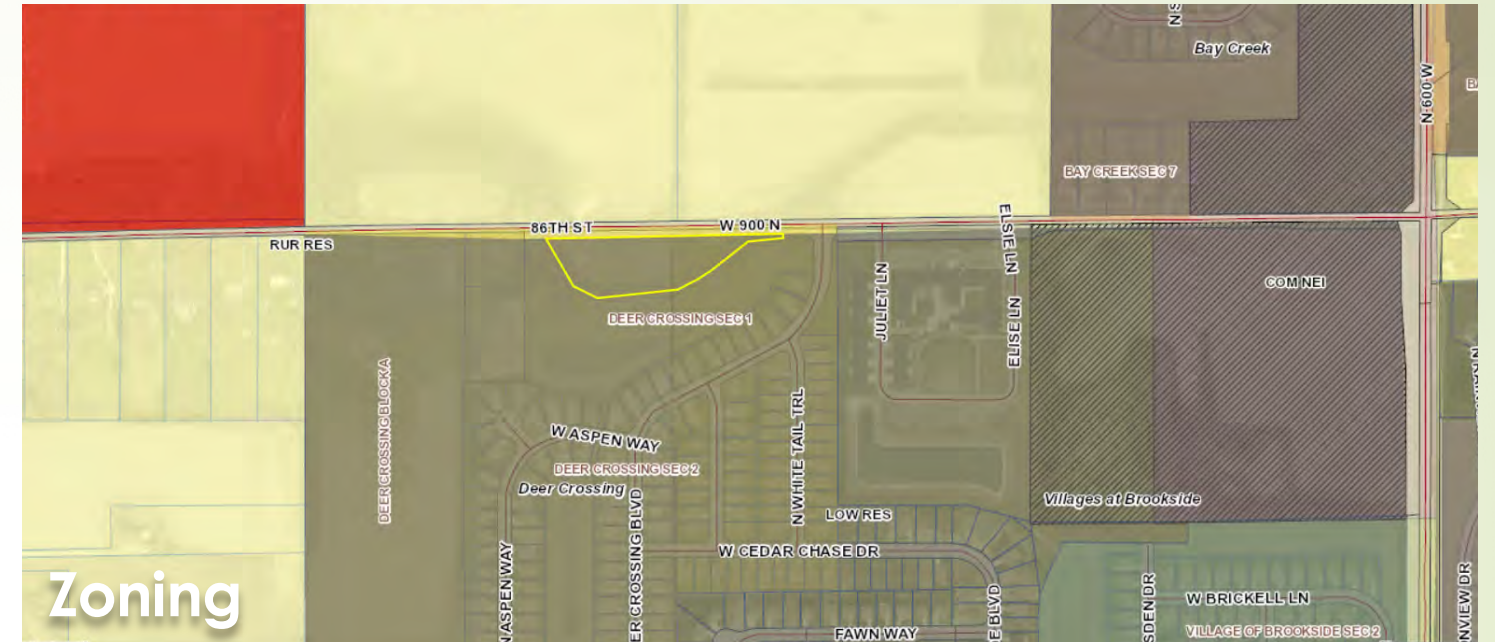
Flood Zones



Flood Zones

Site #1

- The current zoning of the subject site is part of the Deer Crossing (planned unit development)
- The Future Zoning calls for the land north and across the street to be residential uses.



Site #2

- Site #2 is a portion of two (2) parcels as part of the GIS database. The actual site under consideration is a portion of land that is between a drainage way (Dry Branch Stream) and railroad. The configuration has two points of access to N600W to the west.
- The Walk Score of 17 out of 100. This location is a Car-Dependent neighborhood so almost all errands require a car. Bike score is 40, somewhat bikeable.
- The Town has long-range plans that call for a major roadway thoroughfare that could possibly utilize this land parcel as a part of this development.



Evaluation of Potential Park Sites

Site #2

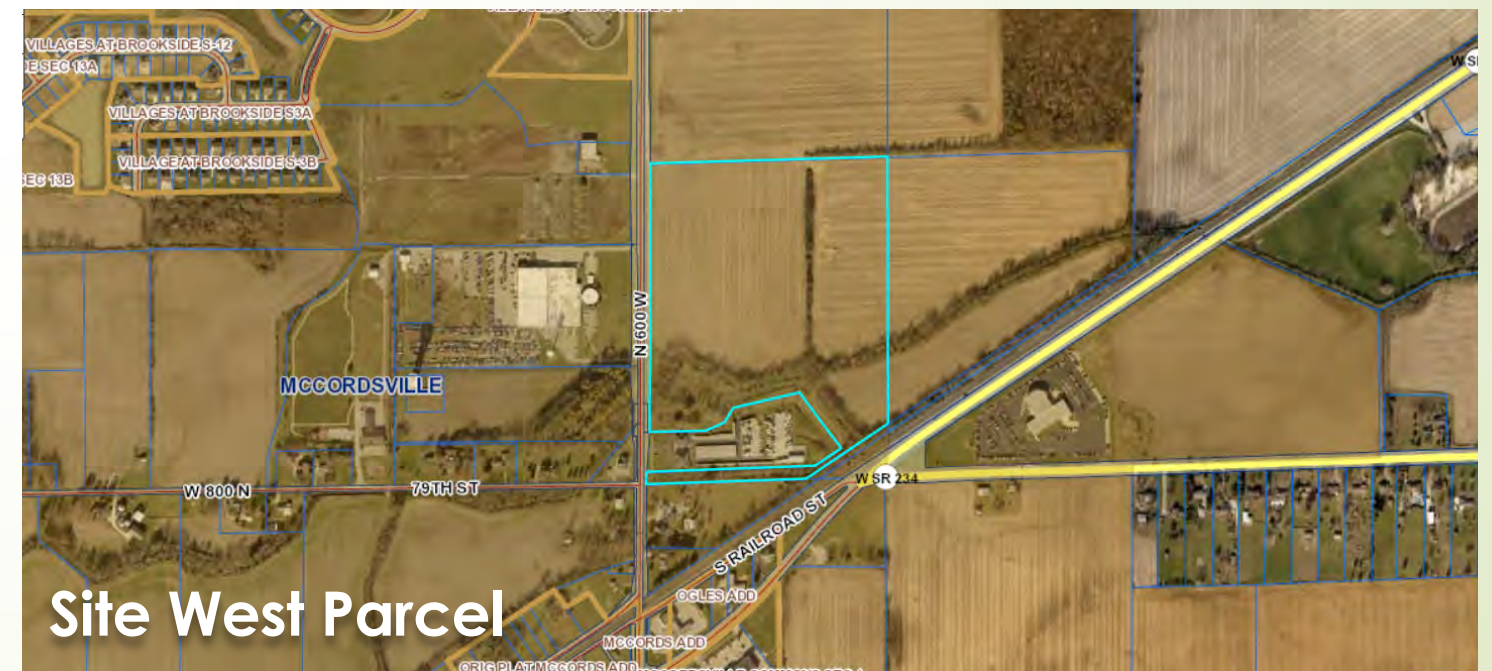
Prepared by: Lehman & Lehman, Inc.

Parcel Site Description	
Location/Address:	8079 N 600 W, McCordsville, IN 46005
Owners:	Wesleyan Investment Foundation, Inc. 13300 Olio Road, Fishers, IN 46037
General Description:	Agriculture, Vacant Land that is part of some larger parcel(s). The site is bordered to the north by Dry Branch Creek and to the south by the Railroad. The zoning of the parcel and adjacent property includes industrial. Site has limited access on N 600 W at two points. Also the Comp. Plan calls for a significant road way to cut through the site and connect with area to the north.
Approximate Acres:	18.66
Walk Score:	17
Known Zoning:	Future Zoning calls for Regional Commercial (on the western side) and Medium Industrial (on the eastern side)
Potential Use(s):	Large Community Park Development that could include sports fields, trails and shelters.
Street Frontage:	Approximately 600 lin. Ft. in two segments

Parcel Evaluation		
Criteria	Score	Notes / Commentary
Parcel Size	5.00	At 26.64 acres the site could potentially be the Town's largest park property. With limited amount of the land in flood plain it offers reasonable recreation development.
Vehicular Access	3.50	The developable portion of the site is between 1,000 and 1,250 feet from the access road.
Pedestrian Access	2.00	The site would carry trail connectivity but little or no trails are near by. Future consideration of a greenways master plan that would connect this site to the overall system.
Developability	4.00	The subject site is located approximately over 1,000 east of the access road the site offers significant development potential. The Town has tentative plans for a major roadway to utilize the southern leg of property, run through the site to an additional area north east of the Town. While this will limit the development acreage of the parcel such a road way could provide a new frontage on a roadway for the site. There are some flood plain pockets on the northwestern edges of the site.
Available Infrastructure	3.50	Assumption that water and sanitary are available from N 600 W but the extension to the southeastern edge of the parcel is over a 1,000 from the roadway to the east. If an new loop connector street is developed through this site it could possibly accommodate various utility infrastructure.
Expandability	3.00	The potential future development to the north could accommodate expansion of this parcel but access would require crossing of the existing creek.
Adjacent Compatibility	3.00	Parcel as open space and recreation offers good compatibility with adjacent properties. If the future development to the north would be some form of residential this parcel developed as a park would truly serve that housing development with significant recreational values. If it develops as commercial / industrial it would serve as a destination park if developed with recreational fields.
Total and Suggested Uses	24.00	Depending on the potential street running through the site, the site offers potential for recreational fields, trails, restrooms and shelters and could serve as a destination point.

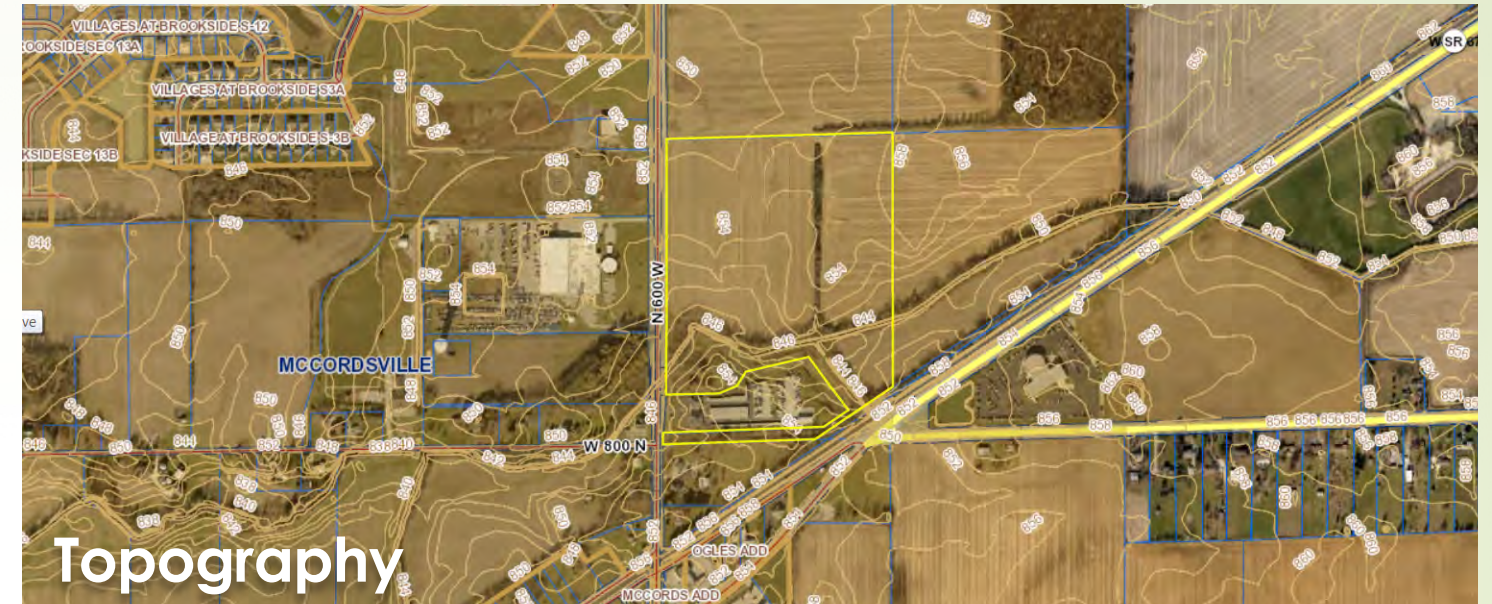
Site #2

- ▶ This page illustrates the two GIS land parcels.
 - ▶ East Parcel = 31.49 acres
 - ▶ West Parcel = 43.87 acres



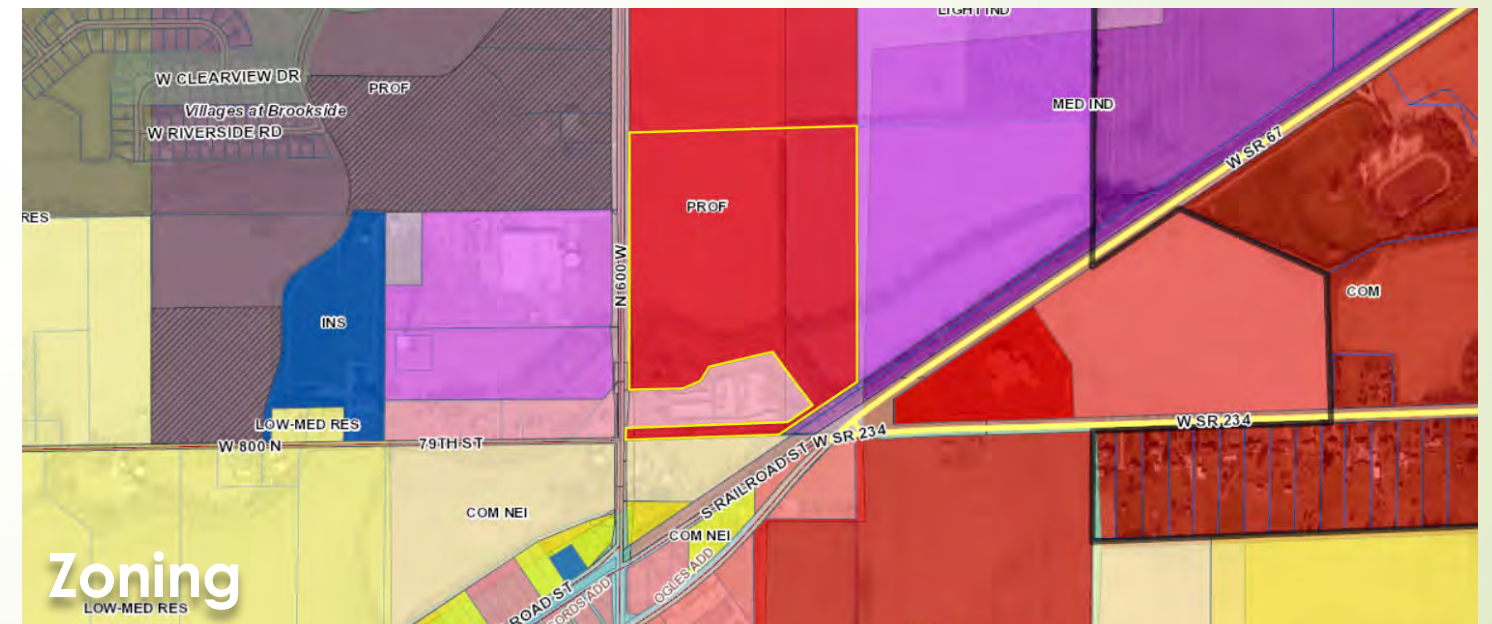
Site #2

- This page illustrates the topography and the flood zones impacting the site.
- The actual site #2 under consideration is outlined in RED in the Flood Zones map below.
 - This outlined area represents the 18.66 acres



Site #2

- The Flood Zone is about 4.85 acres in size. This reduces the non-flood area to be 13.81 acres.
- According to the “future zone” criteria Site #2 contains “Regional Commercial” (red) and “Medium Industrial” (purple).



Site #3

- Site #3 is a part of a larger GIS land parcel (28.03 acres). The designated Site #3 comprises the wooded portion of the larger parcel resulting in the subject site to contain 15.1 acres.
- The Walk Score of the last house on West Vistaview Trail is 2. This location is a Car-Dependent neighborhood so almost all errands require a car. No bike score given.
- Site #3 is located north of Site #2 and is in close proximity for potential connection.



Evaluation of Potential Park Sites

Site #3

Prepared by: Lehman & Lehman, Inc.

Parcel Site Description	
Location/Address:	Parcel location is South of Emerald Springs housing.
Owners:	Wesleyan Investment Foundation, Inc. 13300 Olio Road, Fishers, IN 46037
General Description:	Wooded, vacant Land that is part of a larger parcel. The site is south of the Emerald Springs housing development. The zoning of the parcel is industrial. Without roadway access the parcel could be accessible via trails and greenways.
Approximate Acres:	15.1
Walk Score:	2
Known Zoning:	Industrial ?
Potential Use(s):	Large Community Park Development as a nature park with limited development other than trails and shelters
Street Frontage:	The parcel is not adjacent to any public street.

Parcel Evaluation		
Criteria	Score	Notes / Commentary
Parcel Size	4.00	The land parcel could be developed as a nature, open space park having limited on site development, roadways, parking, etc. but with access as a destination site via trails system.
Vehicular Access	1.00	Very limited unless new development provides.
Pedestrian Access	2.00	The site would carry trail connectivity but little or no trails are near by currently.
Developability	3.50	This site offers unique woodlot stand that could be ideal for open space, nature-oriented, passive park development. This area could serve the residential development to the north and serve as a buffer to that same area from potential future industrial development.
Available Infrastructure	1.50	Assumption that there is limited utility infrastructure currently serving this site.
Expandability	3.00	The potential future development around three sides of this parcel could provide future expansion opportunities.
Adjacent Compatibility	3.00	Parcel as open space and recreation offers good compatibility with adjacent properties. If the future development to the north would be some form of residential this parcel developed as a park would truly serve that housing developmetn with significant recreational values.
Total and Suggested Uses	18.00	Passive Park Development with limited physical development but more nature-oriented, trails and shelters.

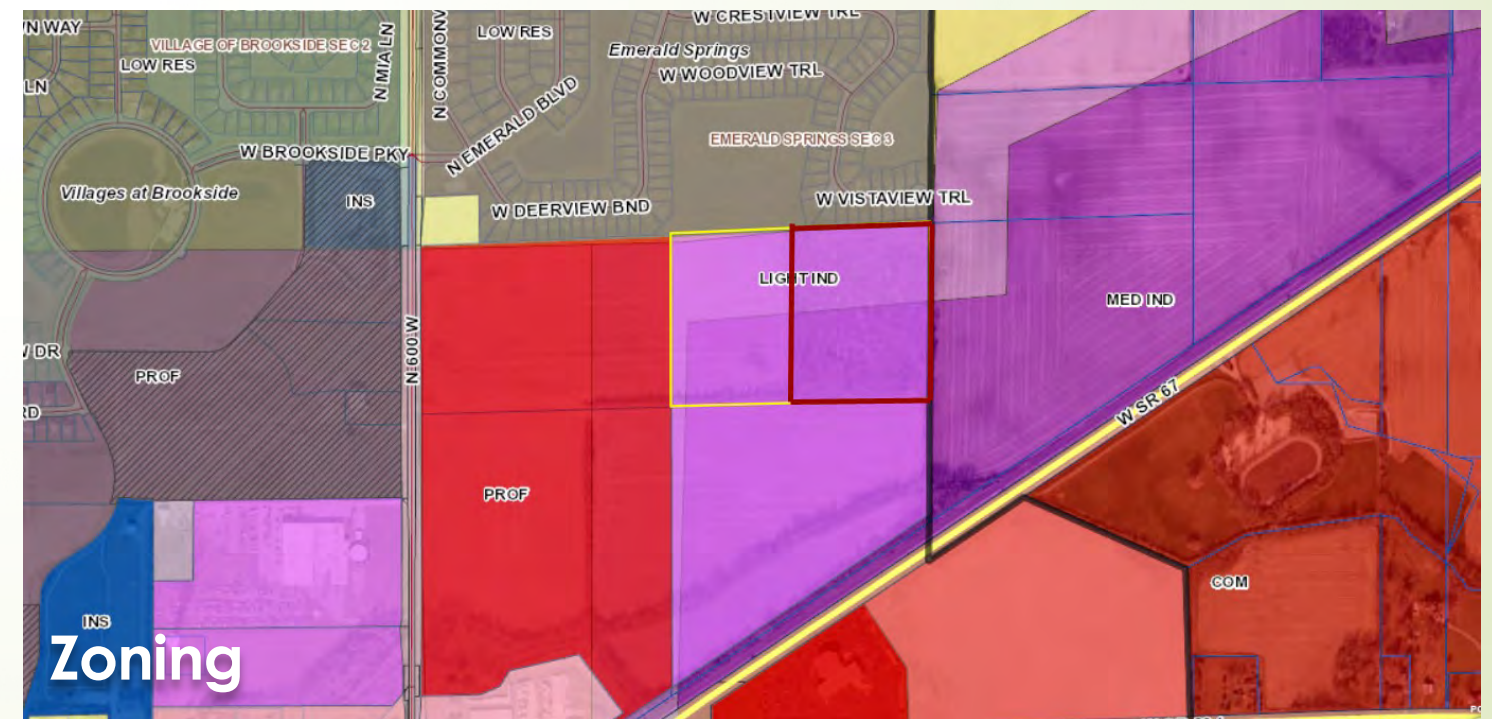
Site #3

- The position of Site #3 is south of an existing residential development and is currently within an "industrial" zoning.



Site #3

- Site #3 is not effected by flood zones.
- Future Zoning calls for the Site #3 as being Light Industrial (on the north half) and Medium Industrial (on the south half).



Site #6

- Site #6 represents only a small portion of a larger GIS land parcel.
- It follows the alignment of the Stansbury Ditch.
- The house just north on North 600 West carries a Walk Score average of 19. This location is a Car-Dependent neighborhood so almost all errands require a car. 35 Bike Score, somewhat bikeable.



Evaluation of Potential Park Sites

Site #6

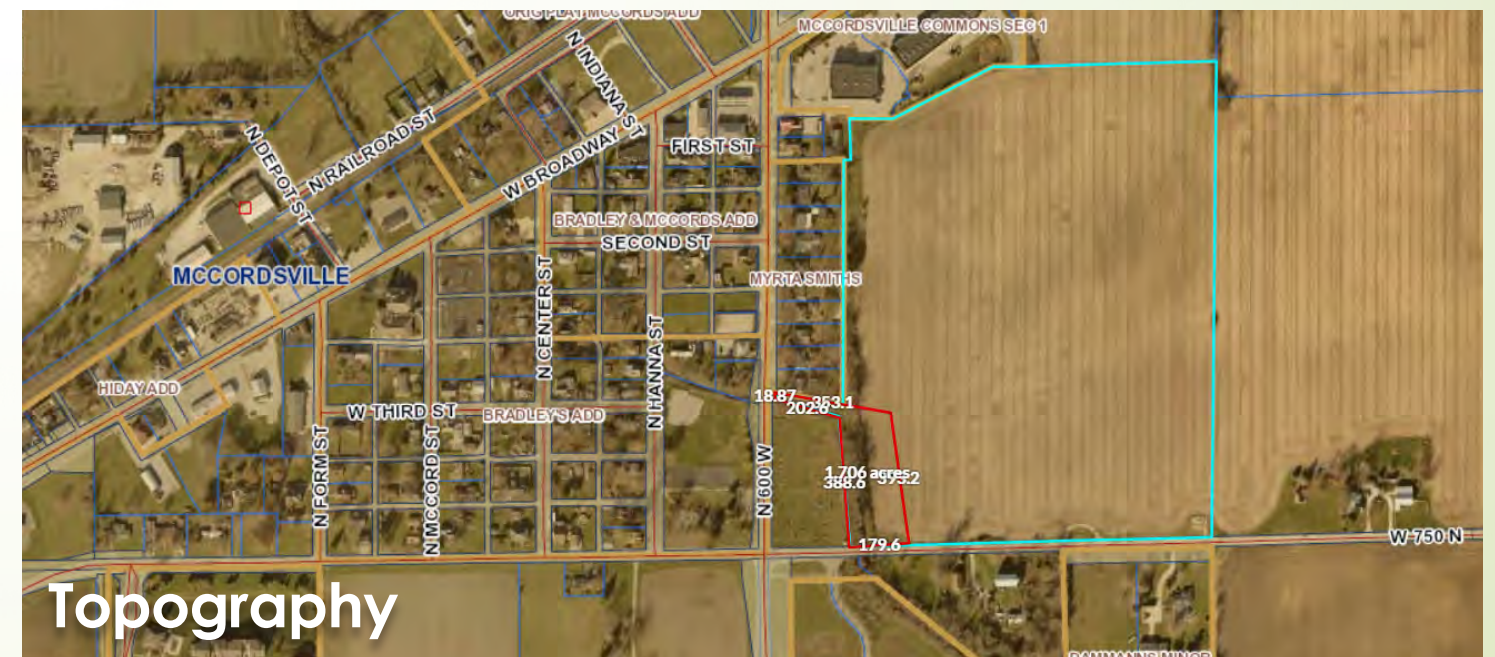
Prepared by: Lehman & Lehman, Inc.

Parcel Site Description	
Location/Address:	8079 N 600 W, McCordsville, IN 46005
Owners:	Mount Comfort Investment 13300 Olio Road, Fishers, IN 46037
General Description:	This site is part of a larger (33.44 acre) parcel that could range in size from 1.5 acres. This parcel can be identified as the land that follows the Stansbury Ditch. This stretch of land can connect W750N with N600W and would best be utilized as a greenway development.
Approximate Acres:	1.5
Walk Score:	19
Known Zoning:	Zoned CR-Regional Commercial, MIXED on the future zoning map
Potential Use(s):	Greenways and trailway connection. Connecting two major roadways and the anticipated future development on the adjacent parcels.
Street Frontage:	Segment of the land parcel has limited frontage on W750N and N600W roads

Parcel Evaluation		
Criteria	Score	Notes / Commentary
Parcel Size	2.00	This land parcel can serve as a "bridge" for a greenway development connecting two roadways. Due to the limited amount of developable land (due to flood zone) it will best be utilized for trail development.
Vehicular Access	1.00	Very limited unless new development provides.
Pedestrian Access	2.50	The site would carry trail connectivity but little or no trails are near by currently.
Developability	1.00	This site follows the existing creek and the available land on the creek's sides carry a flood plain area which will limit developability of the area.
Available Infrastructure	1.50	Assumption that there is limited utility infrastructure that could serve this parcel. However, there is probably not a real need for infrastructure.
Expandability	3.00	The potential future development to the north east of this parcel could provide future expansion opportunities into this mixed use development property.
Adjacent Compatibility	3.00	While the creek / drainage way provides a trail/greenway corridor there would be the potential of serving the possible mixed use developments on the adjacent property to the northeast.
Total and Suggested Uses	14.00	Trail development and limited trailhead

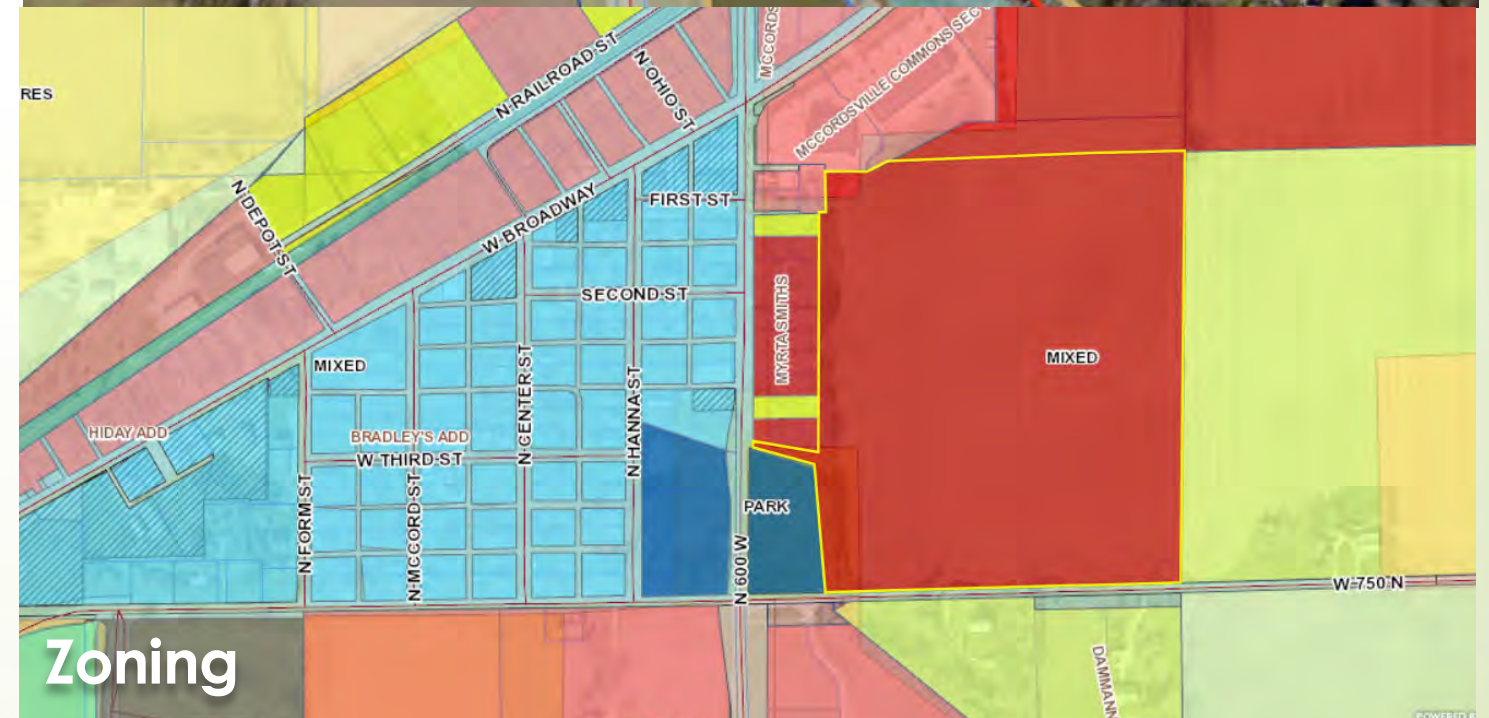
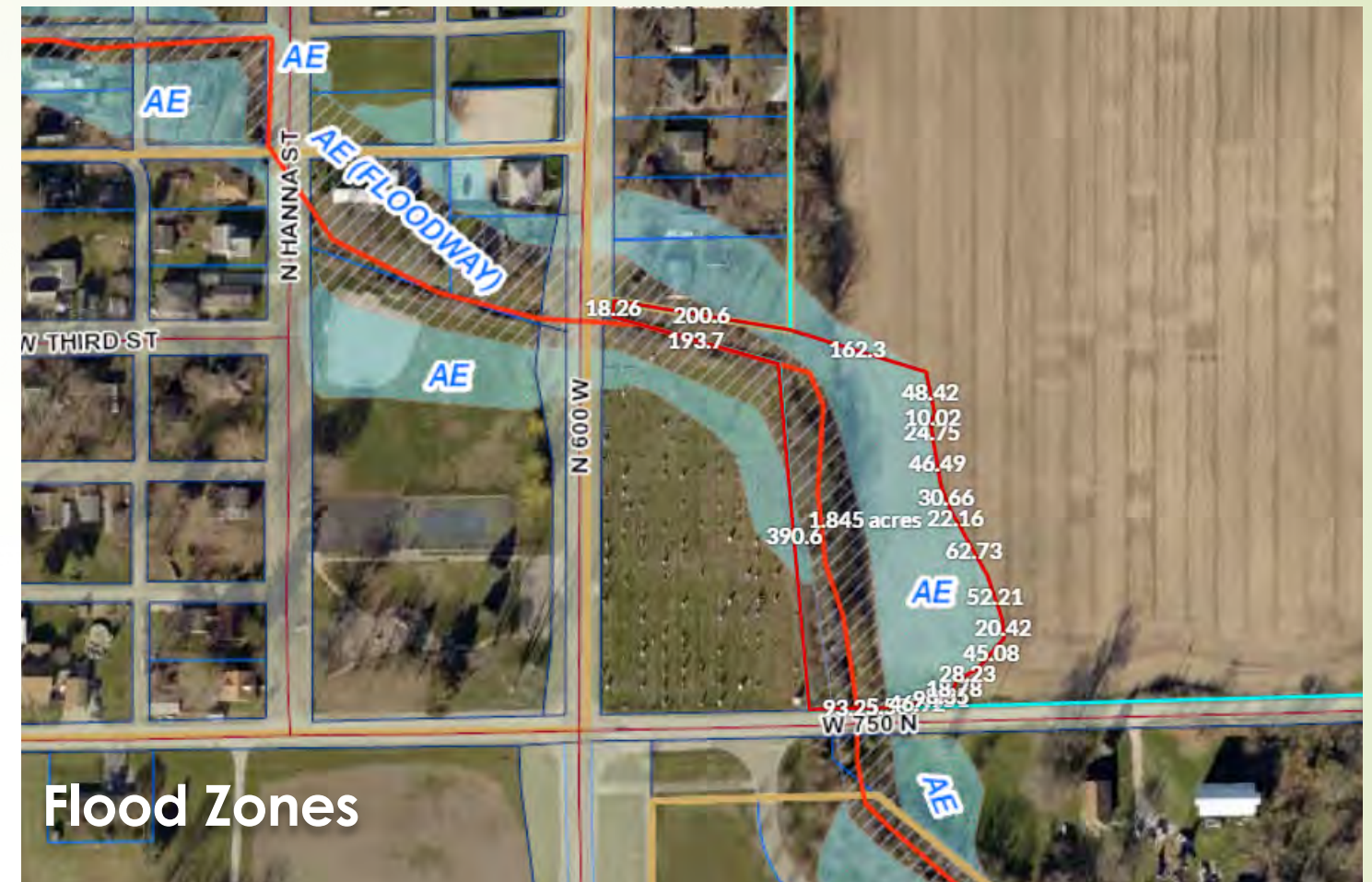
Site #6

- The larger GIS parcel size is 33.44 acres.
- Site #6, shown in red outline in the Topography map, contains approximate 1.50 acres.



Site #6

- The Flood Zone map is an enlargement of the Site #6 showing flood zone of 1.845 acres in the corner. To build, site would need to go beyond the flood area.
- The Future Zoning map indicates the site to be of mixed use.



Site #7

- Site #7 contains approximately 2 acres and was previously designated for emergency services development.
- Due to its undeveloped state the Walk Score carries a score of 3. This location is a Car-Dependent neighborhood so almost all errands require a car. The closest park is Geist Park. No Bike Score given.
- The Site is part of the McCord Pointe PUD with residential development planned adjacent to the site.



Evaluation of Potential Park Sites

Site #7

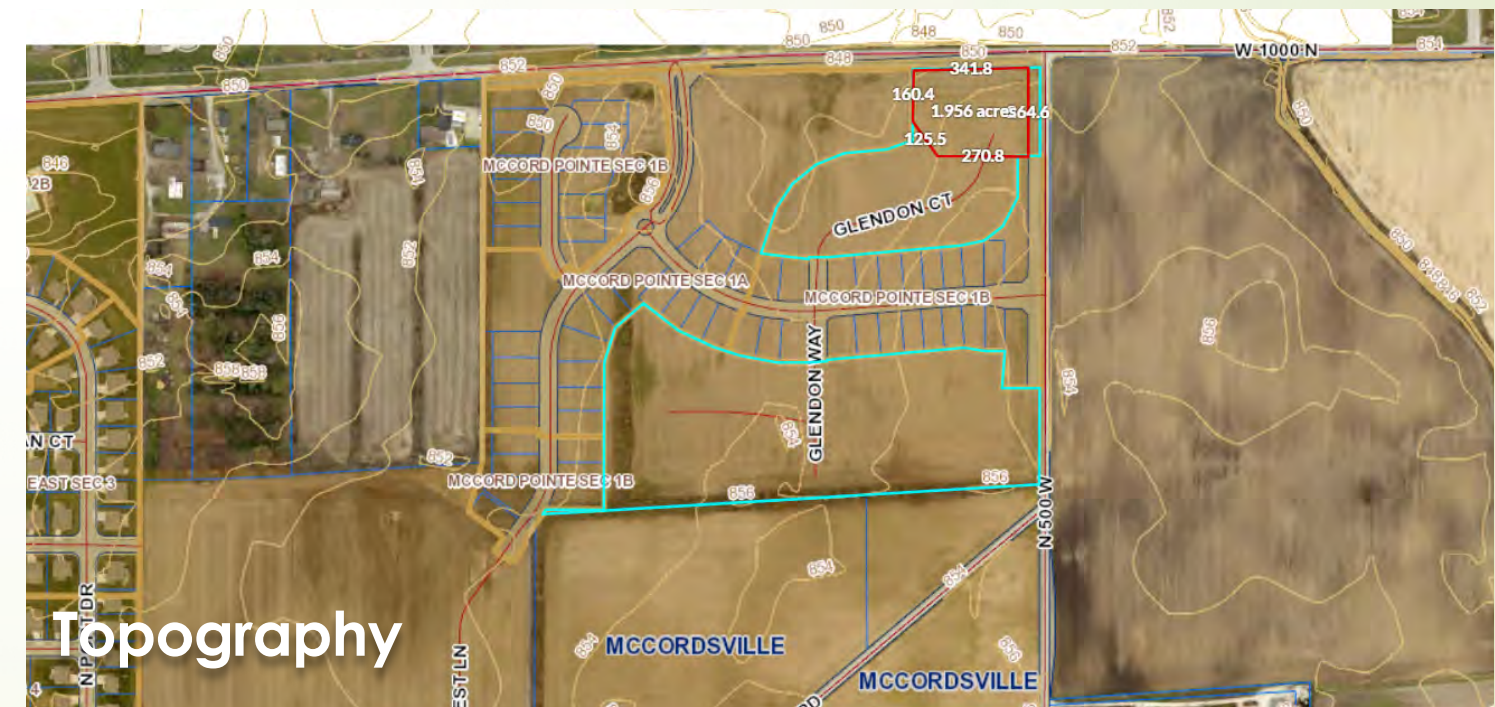
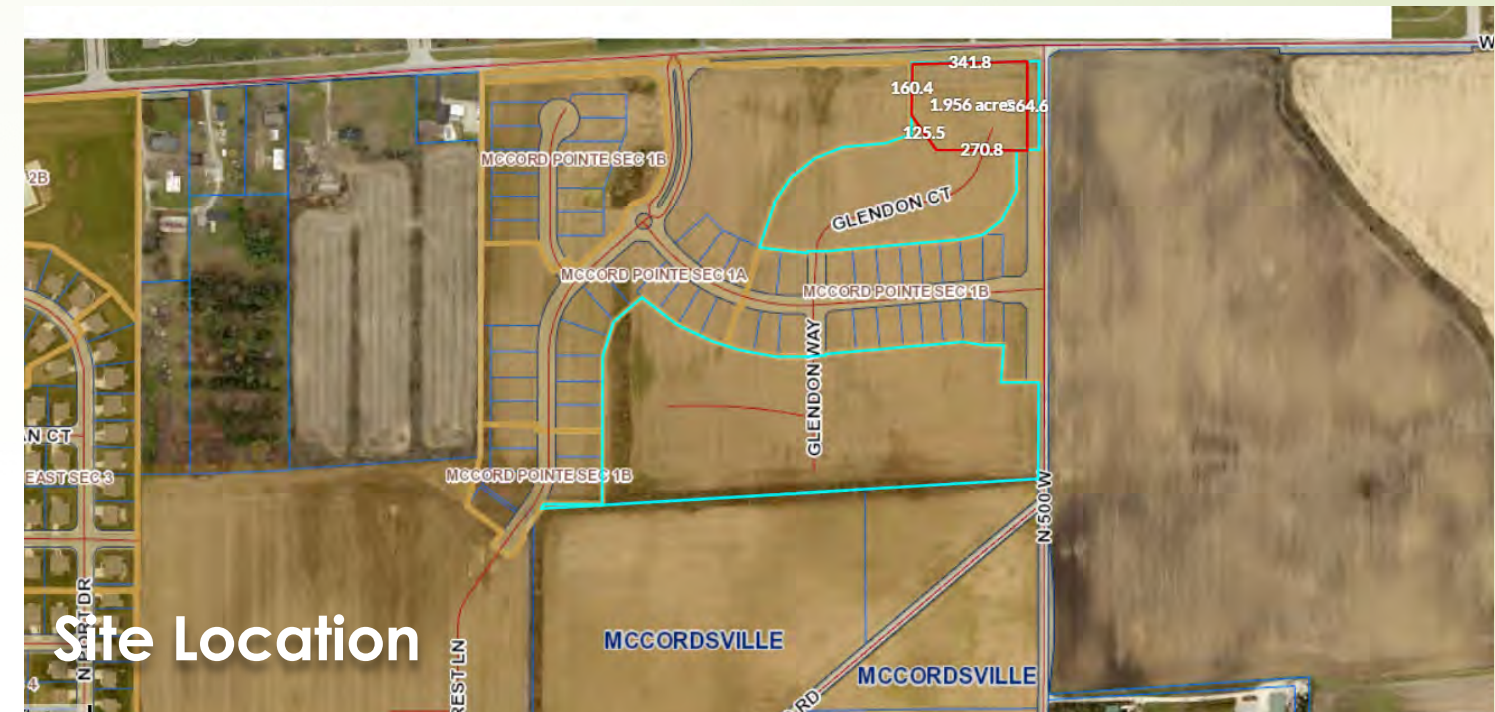
Prepared by: Lehman & Lehman, Inc.

Parcel Site Description	
Location/Address:	Located on the south west corner of W 1000 N and N 500 W
Owners:	Part of McCord Pointe (PUD)
General Description:	This site is approximately 2 acres in size and was originally held for emergency services development. It is located on the edge of the current Town Boundaries providing for park / open space with potential Town expansion.
Approximate Acres:	2
Walk Score:	3
Known Zoning:	Part of a Residential PUD
Potential Use(s):	Greenways and trailway connection along with neighborhood park for the existing residential housing.
Street Frontage:	The site's position on a road corner provides good visibility.

Parcel Evaluation		
Criteria	Score	Notes / Commentary
Parcel Size	4.00	The land parcel could be developed as a nature, open space park having limited on site development, roadways, parking, etc. but with access as a destination site via trails system.
Vehicular Access	4.50	Good accessibility for both vehicular and pedestrian users.
Pedestrian Access	3.50	The site would carry trail connectivity but little or no trails are near by currently.
Developability	5.00	The site is highly developable and very accessible from the street perspective and the adjacent residential neighborhood.
Available Infrastructure	5.00	Assumption that there is good utility infrastructure that could serve this parcel.
Expandability	1.50	The potential future development around this parcel limits future expansion opportunities.
Adjacent Compatibility	5.00	The existing residential development in which the site is contained provides great compatibility along with the future zoning to the east which is also noted for residential development.
Total and Suggested Uses	28.50	Trail development, potential shelter and neighborhood park components

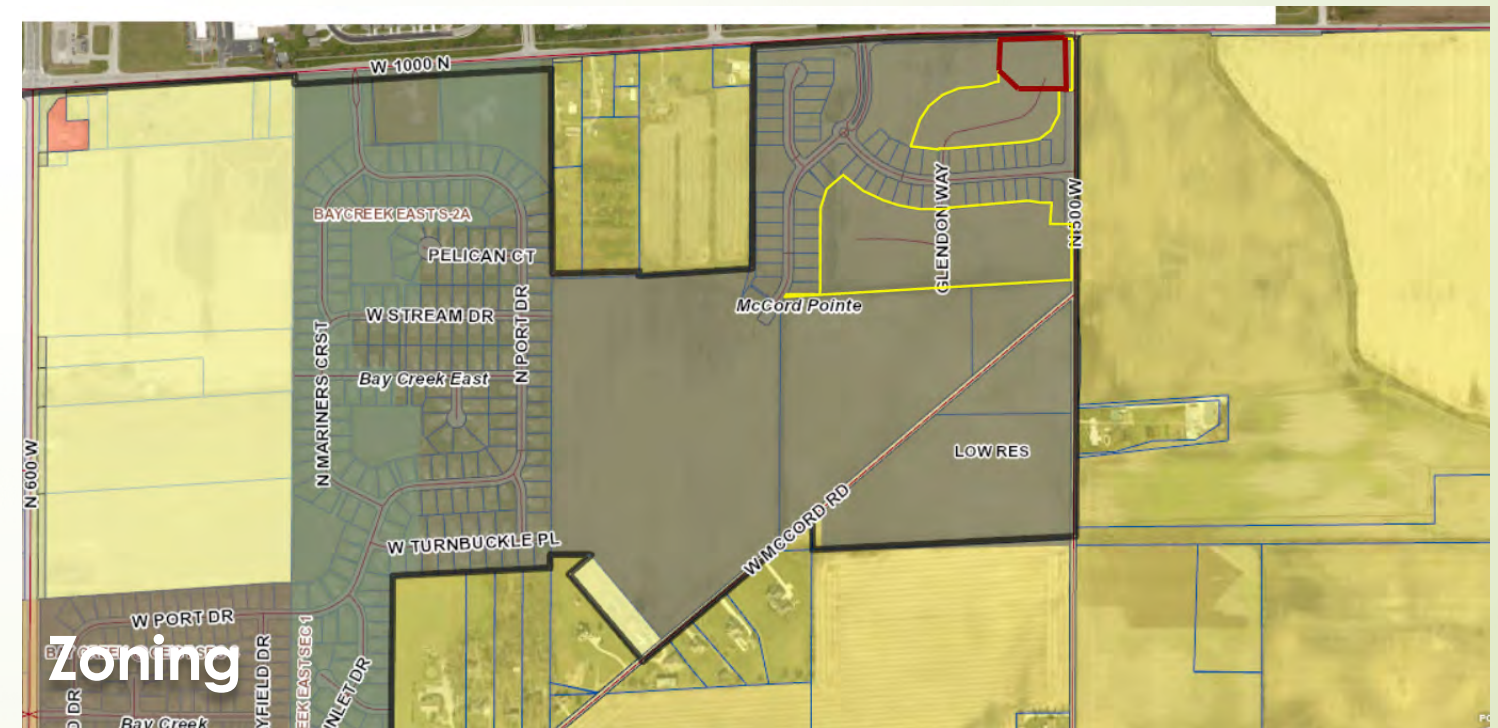
Site #7

- Site #7 is illustrated by the red outline in the site location map.
- The Site does not carry any limitations due to topography.



Site #7

- Site #7 is outside of any flood zones
- The Zoning of Site #7 is currently in the residential development. The Future Zoning calls for additional residential development to the east.



Site #11

- The Site is located adjacent to Stansbury Ditch with, according to GIS, the entire site is within the floodway.
- The Walk Score of the site carries an average of 21. This location is a Car-Dependent neighborhood so almost all errands require a car. Bike Score 36, somewhat bikeable.



Evaluation of Potential Park Sites

Site #11

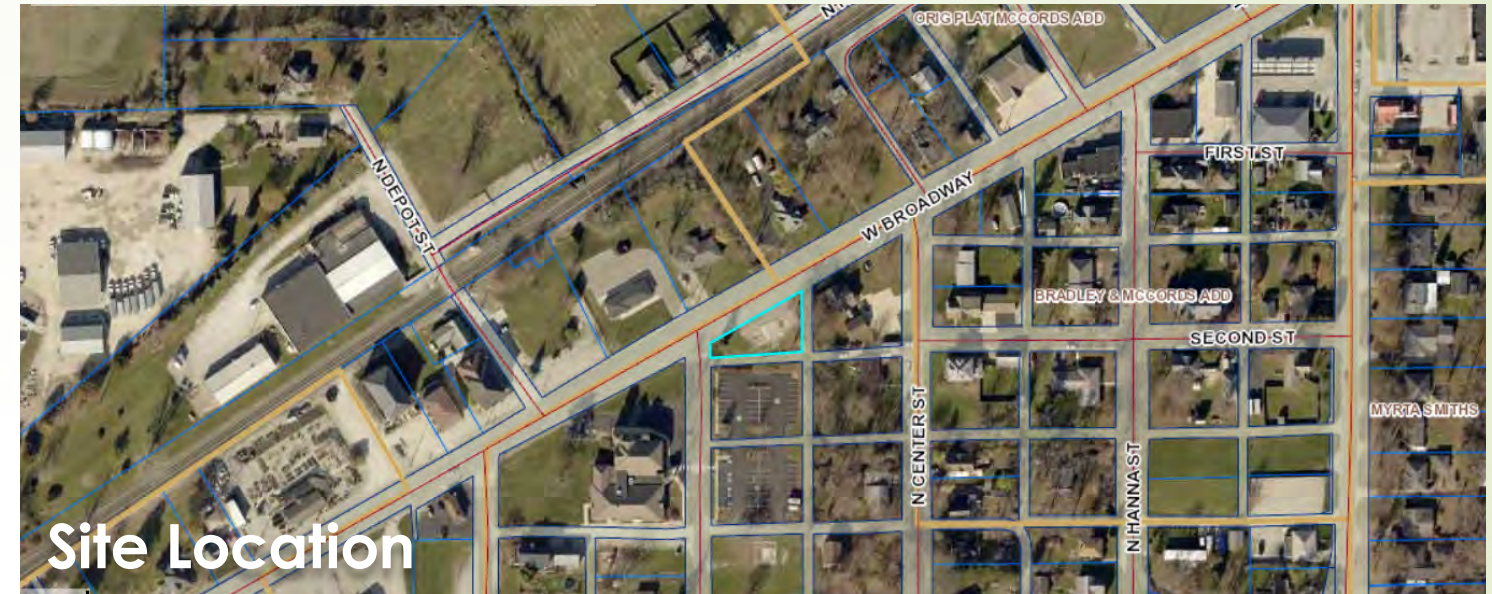
Prepared by: Lehman & Lehman, Inc.

Parcel Site Description	
Location/Address:	6203 West Broadway, McCordsville, IN 46005
Owners:	Richard C. Liebeke
General Description:	This site is a small parcel that was formerly the Town's Train Depot site. The site is located adjacent to the Stansbury Ditch. According to the GIS information the majority of the site is within the floodway.
Approximate Acres:	0.19
Walk Score:	21
Known Zoning:	Zoned MIXED commercial
Potential Use(s):	The site is located in the core of the old town and may carry potential for general open public space and part of a potential trail corridor. Improvements will need to be considered to deal with the current floodway status.
Street Frontage:	Segment of the land parcel has good frontage on West Broadway.

Parcel Evaluation		
Criteria	Score	Notes / Commentary
Parcel Size	3.50	The land parcel could be developed as public open space that would have limited on-site development. If a greenway trail development could be considered following the Stansbury Ditch corridor this site would carry a stronger purpose.
Vehicular Access	4.00	Strong vehicular access with its location within the Town. Limitations if used for on-site parking.
Pedestrian Access	3.50	The site would carry trail connectivity but little or no trails are near by currently.
Developability	1.50	This site follows the Stansbury Ditch and the available land on the ditch's sides carry a flood plain area which will limit developability of the area. It is noted that, in its current state, the majority of the site is within a floodway.
Available Infrastructure	4.50	Assumption that there is adequate to good utility infrastructure that could serve this parcel.
Expandability	2.00	The potential future development around this parcel carries limitations for future expansion opportunities.
Adjacent Compatibility	3.00	While the Stansbury Ditch / drainage way provides a trail/greenway corridor there would be the potential of serving the potential commercial developments on the adjacent properties.
Total and Suggested Uses	22.00	Trail development, potential shelter and limited trailhead

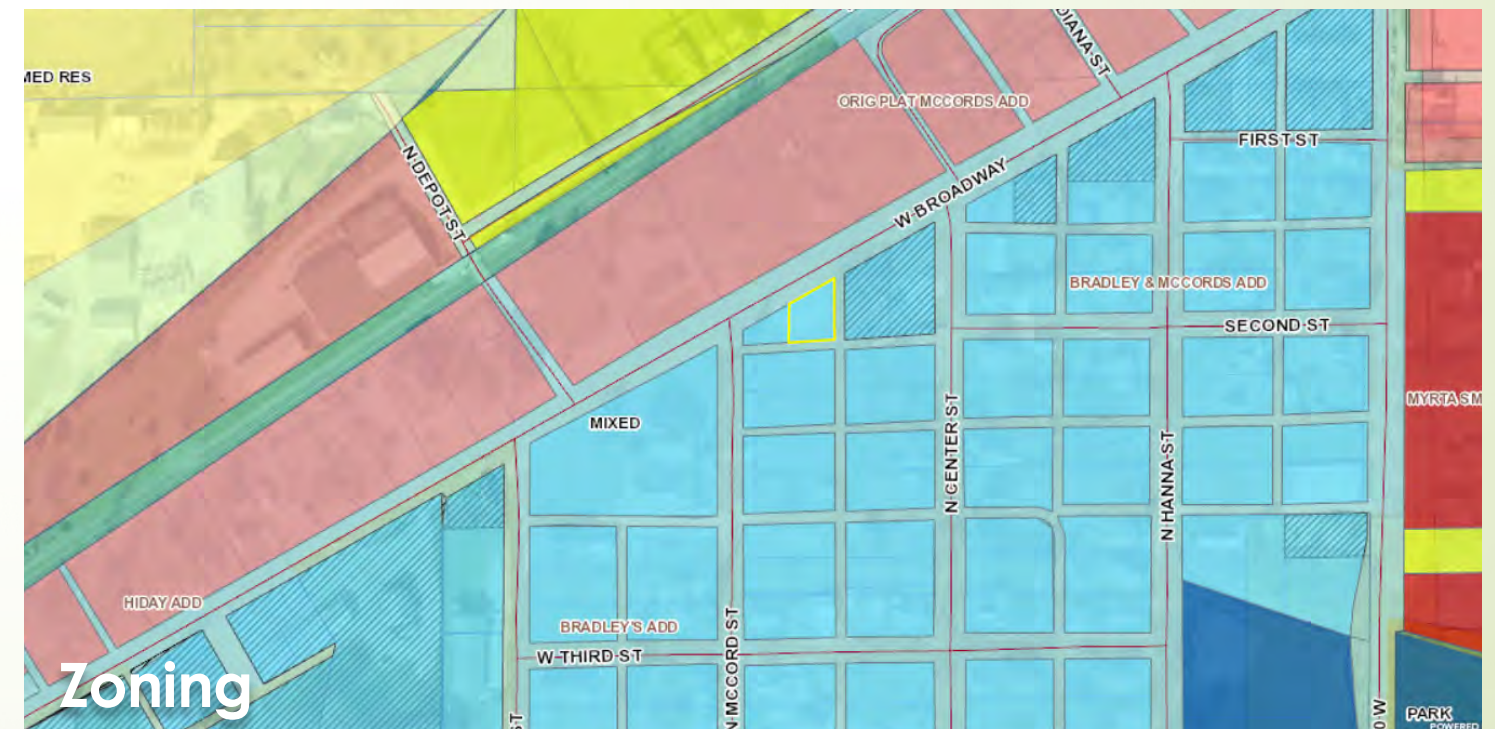
Site #11

- The site is located on Broadway providing good visibility.



Site #11

- The site is within the designated floodway.
- Site #11 is within the Mixed Use zoning.



Evaluation Summary

► The Evaluation Summary is noted below. This analysis was not comparing one site against the others but as a individual sites with various levels of development and open space capacities.

Town of McCordsville, Indiana

Oct-19

Evaluation of Potential Park Sites

Prepared by: Lehman & Lehman, Inc.

	Site #1	Site #2	Site #3	Site #6	Site #7	Site #11
Acres:	2.65	18.66	15.10	1.50	2.00	0.19
Criteria	Score	Score	Score	Score	Score	Score
Parcel Size	3.00	5.00	4.00	2.00	4.00	3.50
Vehicular Access	5.00	3.50	1.00	1.00	4.50	4.00
Pedestrian Access	3.00	2.00	2.00	2.50	3.50	3.50
Developability	2.00	4.00	3.50	1.00	5.00	1.50
Available Infrastructure	4.00	3.50	1.50	1.50	5.00	4.50
Expandability	2.50	3.00	3.00	3.00 </td <td>1.50</td> <td>2.00</td>	1.50	2.00
Adjacent Compatibility	4.00	3.00	3.00	3.00	5.00	3.00
Evaluation Totals	23.50	24.00	18.00	14.00	28.50	22.00

Potential Developments

Trail Head, Shelter and Trails

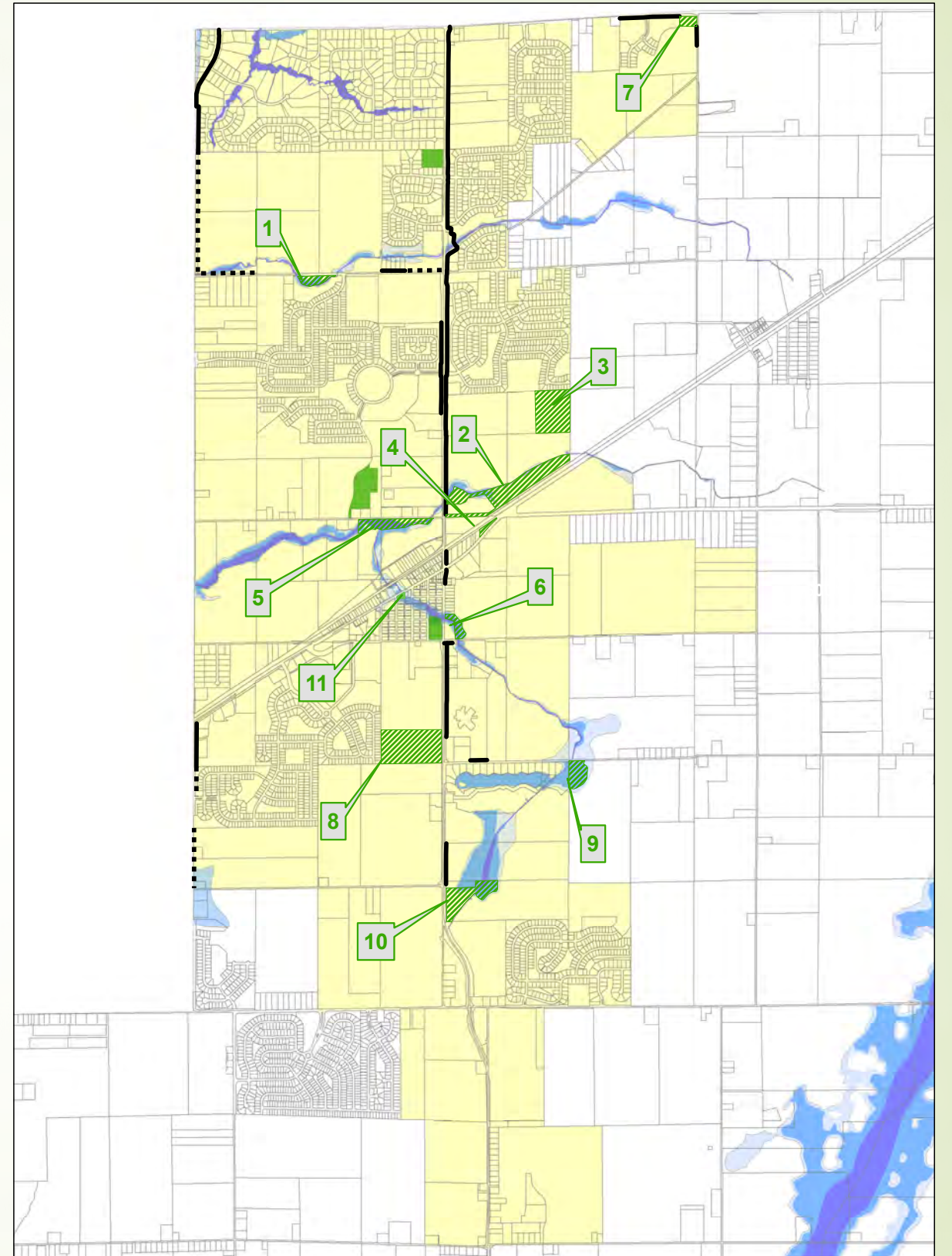
Depending on the potential street running through the site, the site offers potential for recreational fields, trails, restrooms and shelters and could serve as a destination

Passive Park Development with limited physical development but more nature-oriented, trails and shelters.

Trail development and limited trailhead

Trail development, potential shelter and neighborhood park components

Trail development, potential shelter and lin



— Existing Multi-use Path

■ Existing Parkland

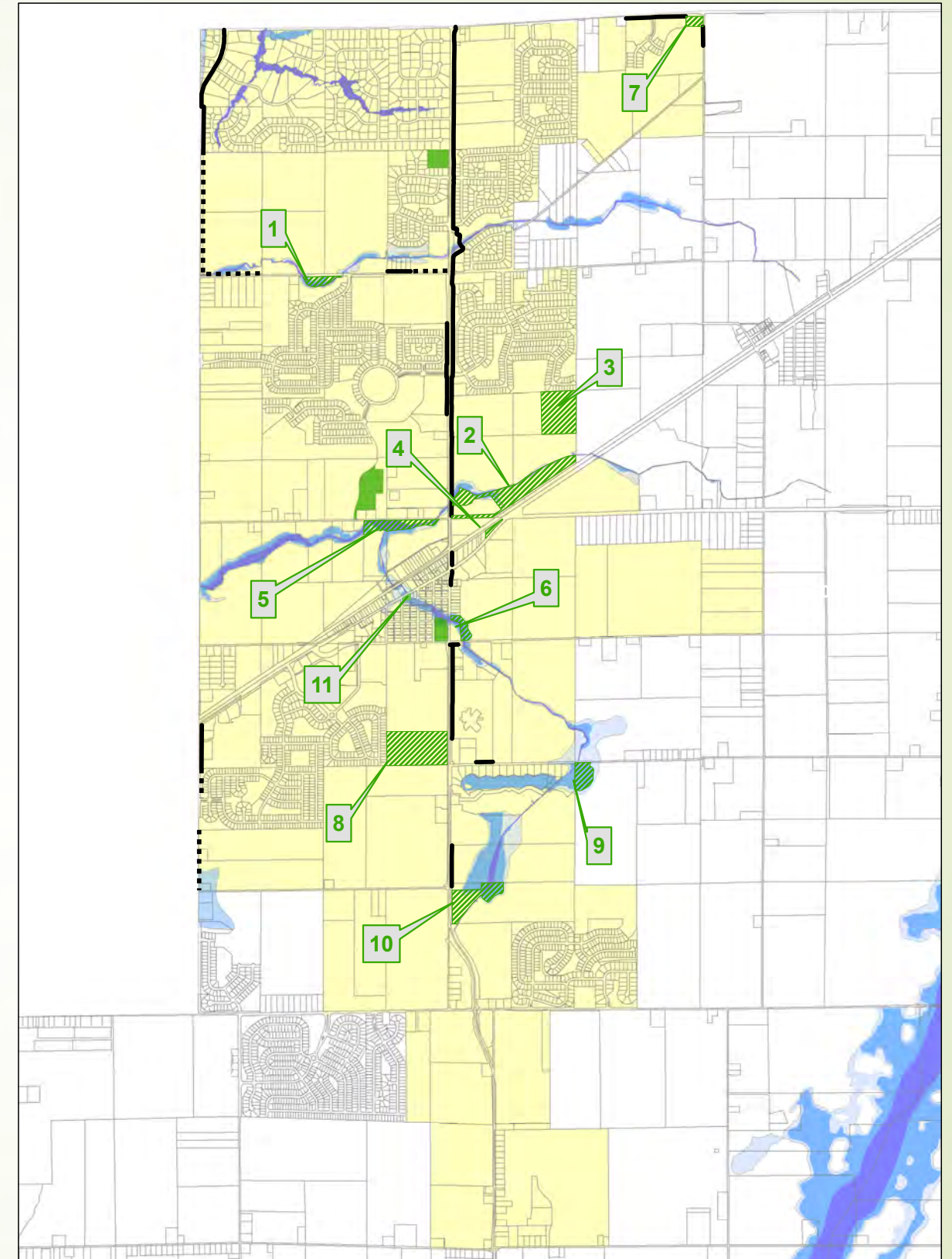
- - - Planned (2019) Multi-use Path

▨ Potential Parkland Needing Analysis



Appendix

- Summary of Parcel Information from Beacon ~ Hancock County, IN
- Pictures and Illustrations of Sample Trails, Trailheads and Public Space Developments



Existing Multi-use Path
 Planned (2019) Multi-use Path
 Existing Parkland
 Potential Parkland Needing Analysis



Site # 1



Beacon™ Hancock County, IN

Summary

Parcel ID: 30-01-23-501-027,000-018
 Tax Bill ID: 30-01-23-501-027,000-018
 Map Reference #: 0182022727
 Property Address: Deer Crossing Blvd, Mc Cordsville, IN, 46055
 Brief Legal Description: Deer Crossing S1 Blk D
 Instrument Nbr: N/A
 Class: OTHER EXEMPT PROPERTY OWNED BY AN ORG THAT IS GRANTED AN EXEMPTION
 Tax Rate Code: 978361 - ADV TAX RATE
 Property Type: 69 - Exempt
 Mortgage Co: N/A
 Last Change Date: N/A

Owners

Deer Crossing At Geist Homeowners Association Inc
 11711 N College Ave
 Carmel, IN 46032

Taxing District

County: Hancock
 Township: VERNON TOWNSHIP
 State District: 018 MCCORDSVILLE TOWN
 Local District: 018
 School Corp: MT. VERNON COMMUNITY
 Neighborhood: 30100-018 MC CORDSVILLE COMMON AREAS

Site Description

Topography: Flat
 Public Utilities: Electricity
 Street or Road: Paved
 Parcel Acreage: 2.64
 Refer to Brief Tax Description for Payroll At/Value

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Common Areas		0	0	2.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
3/19/2002	DEER CROSSING AT GEIST HOMEOWNERS		02/4940	\$0.00
11/27/2001	Cross/Cord LLC		01/17002	\$0.00
	CROSS/CORD LLC			\$0.00

Valuation

Assessment Year	2019	2018	2017	2016	2015
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	1/1/2019	1/1/2018	1/1/2017	1/1/2016	1/1/2015
Land	\$0	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015
+ Spring Tax		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015
+ Spring Penalty		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Penalty		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits						
= Total Due		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2019 Pay 2020			\$0.00
2018 Pay 2019			\$0.00
2017 Pay 2018			\$0.00
2016 Pay 2017			\$0.00
2015 Pay 2016			\$0.00
2014 Pay 2015			\$0.00
2013 Pay 2014			\$0.00

Online Tax Payments

Pay now online

Property Record Card

30-01-23-501-027,000-018

No data available for the following modules: Residential Dwellings, Improvements, Transfer History, Deductions, Photos, Sketches.

The parcel ID is a unique identifier for each parcel in the county. It is used to identify the parcel in all county records and is used to track the parcel's history. The parcel ID is also used to identify the parcel in the county's GIS system. For more information on the parcel ID, please contact the county's GIS department.

Last Data Upload: 7/15/2019, 11:59:19 AM

Version 2.2-30



Site #2 West



Beacon™ Hancock County, IN

Summary

Parcel ID: 30-01-24-300-019-000-018
 Tax Bill ID: 30-01-24-300-019-000-018
 Map Reference #: 0187135800
 Property Address: 8079 N 600 W
 Mc Cordsville, IN, 46055
 Brief Legal Description: NWD SW 24-17-5 42.976AC
 (Note: Not to be used on legal documents)
 Class: AGRICULTURAL - VACANT LAND
 Tax Rate Code: 978361 - ADV TAX RATE
 Property Type: 65 - Agricultural
 Mortgage Co: N/A
 Last Change Date: N/A

Owners

Wesleyan Investment Foundation, Inc.
 1300 Olio Rd
 Fishers, IN 46037

Taxing District

County: Hancock
 Township: VERNON TOWNSHIP
 State District: 018 MCCORDSVILLE TOWN
 Local District: 018
 School Corp: MT. VERNON COMMUNITY
 Neighborhood: 18504-018 600 W North of 800 N

Site Description

Topography: Flat
 Public Utilities: Electricity
 Street or Road: Unpaved
 Parcel Acreage: 42.976
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	BR	0	0	18.42	\$1,560.00	\$1,997.00	\$36,784.74	\$0.00	\$36,780.00
Non-Tillable Land	BR	0	0	1.5520	\$1,560.00	\$1,997.00	\$3,099.34	(\$60.00)	\$1,240.00
Legal Ditch	BR	0	0	1.8380	\$1,560.00	\$1,997.00	\$3,670.49	(\$100.00)	\$0.00
Tillable Cropland	CRA	0	0	17.19	\$1,560.00	\$1,591.00	\$27,349.29	\$0.00	\$27,350.00
Tillable Cropland	MMB2	0	0	3.9760	\$1,560.00	\$1,388.00	\$5,518.69	\$0.00	\$5,520.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
4/13/2012	WESLEYAN INVESTMENT FOUNDATION, INC		12/3621	\$1,300,000.00
4/10/2007	SLAUGHTER FAMILY FARMS LLC		0/4049	\$280,770.00
8/9/2000	SPLIT 6.685 AC TO ASPEN SELF STORAGE		20/8305	\$0.00
12/22/1995	SLAUGHTER FAMILY FARMS LLC (SPLIT)		95/11125	\$0.00
2/25/1994	SLAUGHTER, FRANCIS E, JON PHILIP & S			\$0.00
	SLAUGHTER, TREVA G(DEC'D)			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
4/13/2012	SLAUGHTER FAMILY FARMS LLC		2012	3621	12-3621

Valuation

Assessment Year	2019	2018	2017	2016	2015
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	1/1/2019	1/1/2018	1/1/2017	1/1/2016	1/1/2015
Land	\$70,900	\$73,200	\$84,100	\$89,100	\$93,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$70,900	\$73,200	\$84,100	\$89,100	\$93,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0

Assessment Year	2019	2018	2017	2016	2015
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$70,900	\$73,200	\$84,100	\$89,100	\$93,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$70,900	\$73,200	\$84,100	\$89,100	\$93,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015
+ Spring Tax		\$732.00	\$841.00	\$891.00	\$983.26	\$983.26
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax		\$732.00	\$841.00	\$891.00	\$983.26	\$983.26
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$390.30	\$640.51	\$508.94	\$603.19	\$734.98	\$734.98
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,464.00	\$1,682.00	\$1,782.00	\$1,966.52	\$1,966.52	\$1,966.52
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$732.00)	(\$1,682.00)	(\$1,782.00)	(\$1,966.52)	(\$1,966.52)	(\$1,966.52)
= Total Due	\$732.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2019 Pay 2020			\$0.00
2018 Pay 2019	1400376	4/24/2019	\$732.00
2017 Pay 2018	1383407	11/8/2018	\$841.00
2017 Pay 2018	1331733	4/24/2018	\$841.00
2016 Pay 2017	1306261	11/7/2017	\$891.00
2016 Pay 2017	1267001	5/3/2017	\$891.00
2015 Pay 2016	1234160	11/7/2016	\$983.26
2015 Pay 2016	1204074	5/10/2016	\$983.26
2014 Pay 2015	1182942	11/4/2015	\$983.26
2014 Pay 2015	1161458	4/28/2015	\$983.26
2013 Pay 2014	1081258	11/3/2014	\$800.00
2013 Pay 2014	1054200	5/5/2014	\$800.00

Online Tax Payments



Site #2 East



Beacon Hancock County, IN

Summary

Parcel ID 30-01-24-300-019-006-018
 Tax Bill ID 30-01-24-300-019-006-018
 Map Reference # 0097135800
 Property Address N 600 W
 Mc Cordsville, IN, 46055
 Brief Legal Description NWD SW 24-17-5 33.264AC
 Instrument Nbr N/A
 Class (Note: Not to be used on legal documents) AGRICULTURAL - VACANT LAND
 Tax Rate Code 978361 - ADV TAX RATE
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date

Owners

Wesleyan Investment Foundation, Inc
 1300 Ohio Rd
 Fishers, IN 46037

Taxing District

County: Hancock
 Township: VERNON TOWNSHIP
 State District: 018 MCCORDSVILLE TOWN
 Local District: 018
 School Corp: MT. VERNON COMMUNITY
 Neighborhood: 18504-018 600 W North of 800 N

Site Description

Topography: Flat
 Public Utilities: Electricity
 Street or Road: Paved
 Parcel Acreage: 33.264
 Refer to Brief Tax Description for Parcel Acreage

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Inf. %	Value
Tillable Cropland	BR	0	0	20.89	\$1,560.00	\$1,997.00	\$41,717.33	\$0.00	\$41,720.00
Tillable Cropland	CRA	0	0	8.989	\$1,560.00	\$1,591.00	\$14,301.50	\$0.00	\$14,300.00
Tillable Cropland	MMB2	0	0	3.3850	\$1,560.00	\$1,388.00	\$4,698.38	\$0.00	\$4,700.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
6/25/2013	WESLEYAN INVESTMENT FOUNDATION INC		13/7393	\$0.00
4/13/2012	WESLEYAN INVESTMENT FOUNDATION, INC		12/3621	\$1,300,000.00
12/22/1995	SLAUGHTER FAMILY FARMS LLC		95/11125	\$0.00
2/25/1994	SLAUGHTER, FRANCIS E, JON PHILIP & S			\$0.00
	SLAUGHTER, TREVA G (DEC'D)			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
6/25/2013			2015	13195	130007393

Valuation

Assessment Year	2019	2018	2017	2016	2015
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	1/1/2019	1/1/2018	1/1/2017	1/1/2016	1/1/2015
Land	\$60,700	\$62,700	\$72,000	\$76,300	\$79,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$60,700	\$62,700	\$72,000	\$76,300	\$79,800
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0

Assessment Year	2019	2018	2017	2016	2015
Total	\$60,700	\$62,700	\$72,000	\$76,300	\$79,800
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$60,700	\$62,700	\$72,000	\$76,300	\$79,800
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015
+ Spring Tax		\$627.00	\$720.00	\$763.00	\$841.89	\$841.89
+ Spring Penalty		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax		\$627.00	\$720.00	\$763.00	\$841.89	\$841.89
+ Fall Penalty		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker Over 65 CB		\$334.32	\$548.35	\$435.83	\$516.47	\$629.30
= Charges		\$1,254.00	\$1,440.00	\$1,526.00	\$1,683.78	\$1,683.78
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$627.00)	(\$1,440.00)	(\$1,526.00)	(\$1,683.78)	(\$1,683.78)
= Total Due		\$627.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2019 Pay 2020			\$0.00
2018 Pay 2019	1400375	4/24/2019	\$627.00
2017 Pay 2018	1383409	11/8/2018	\$720.00
2017 Pay 2018	1331732	4/24/2018	\$720.00
2016 Pay 2017	1306259	11/7/2017	\$763.00
2016 Pay 2017	1266999	5/3/2017	\$763.00
2015 Pay 2016	1211512	11/7/2016	\$841.89
2015 Pay 2016	1199800	5/10/2016	\$841.89
2014 Pay 2015	1163651	11/4/2015	\$841.89
2014 Pay 2015	1165643	4/28/2015	\$841.89

Online Tax Payments



Property Record Card

30-01-24-300-019-006-018

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Photos, Sketches.



Site #6



Beacon Hancock County, IN

Summary

Parcel ID 30-01-25-200-010.000-018
 Tax Bill ID 30-01-25-200-010.000-018
 Map Reference # 0186119000
 Property Address W 750 N
 Mt. Cordsville, IN, 46055
 Brief Legal Description WNW 25-17-5 35.753AC
 Instrument Nbr N/A
 Class (Note: Not to be used in legal documents) AGRICULTURAL - VACANT LAND
 Tax Rate Code 978361 - ADY TAX RATE
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date

Owners

Mount Comfort Investment Corp
 7615 N 500 W
 Mccordsville, IN 46055

Taxing District

County: Hancock
 Township: VERNON TOWNSHIP
 State District: 018 MCCORDSVILLE TOWN
 Local District: 018
 School Corp: MT. VERNON COMMUNITY
 Neighborhood: 18304-018 MC CORDSVILLE - SOUTH OF SR 67

Site Description

Topography: Flat
 Public Utilities: Electricity
 Street or Road: Paved
 Parcel Acreage: 35.753
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Tillable Cropland	BR	0	0	15.0400	\$1,560.00	\$1,997.00	\$30,034.88	\$0.00	\$30,030.00
Legal Ditch	BR	0	0	1.7220	\$1,560.00	\$1,997.00	\$3,438.83	(\$100.00)	\$0.00
Road Right of Way	BR	0	0	0.4980	\$1,560.00	\$1,997.00	\$994.51	(\$100.00)	\$0.00
Tillable Cropland	CRA	0	0	18.4930	\$1,560.00	\$1,591.00	\$29,422.36	\$0.00	\$29,420.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
9/28/2005	MOUNT COMFORT INVESTMENT CORP		05/13561	\$0.00
12/21/2004	SPLIT .95AC TO 0096119003		04/18587	\$1,028,000.00
3/6/2002	OAKLANDON CHRISTIAN CHURCH		02/4350	\$1,027,124.00
3/9/2001	JACOBI, SHIRLEY A GRANTOR RETAINED A		01/2786	\$0.00
2/9/2001	JACOBI, SHIRLEY J		01/1586	\$0.00
5/13/1996	JACOBI FAMILY TRUST		96/5082	\$0.00
11/1/1982	JACOBI, CHARLES K & SHIRLEY			\$0.00
	TRANS .537A TO VERHEZEN & COOK			\$0.00

Valuation

Assessment Year	2019	2018	2017	2016	2015
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annexation
As Of Date	1/1/2019	1/1/2018	1/1/2017	1/1/2016	1/1/2015
Land	\$59,500	\$61,400	\$70,500	\$74,700	\$92,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$59,500	\$61,400	\$70,500	\$74,700	\$92,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$59,500	\$61,400	\$70,500	\$74,700	\$92,200

Assessment Year	2019	2018	2017	2016	2015
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$59,500	\$61,400	\$70,500	\$74,700	\$92,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015
+ Spring Tax		\$614.00	\$705.00	\$747.00	\$823.96	\$823.95
+ Spring Penalty		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax		\$614.00	\$705.00	\$747.00	\$823.96	\$823.95
+ Fall Penalty		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker		\$327.38	\$536.93	\$426.69	\$505.45	\$615.91
Over 65 CB		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges		\$1,228.00	\$1,410.00	\$1,494.00	\$1,647.92	\$1,647.90
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$614.00)	(\$1,410.00)	(\$1,494.00)	(\$1,647.92)	(\$1,647.90)
= Total Due		\$614.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2019 Pay 2020			\$0.00
2018 Pay 2019	1420524	5/8/2019	\$614.00
2017 Pay 2018	1382885	11/7/2018	\$705.00
2017 Pay 2018	1353406	5/9/2018	\$705.00
2016 Pay 2017	1320202	11/13/2017	\$747.00
2016 Pay 2017	1286803	5/10/2017	\$747.00
2015 Pay 2016	1226143	11/7/2016	\$823.96
2015 Pay 2016	1257234	5/7/2016	\$823.96
2014 Pay 2015	1190439	10/30/2015	\$823.95
2014 Pay 2015	1188929	5/7/2015	\$823.95
2013 Pay 2014	1071615	11/5/2014	\$671.00
2013 Pay 2014	1061055	5/8/2014	\$671.00

Online Tax Payments



Property Record Card

30-01-25-200-010.000-018



Site #7 West



Beacon Hancock County, IN

Summary

Parcel ID: 30-01-13-100-013.001-018
 Tax Bill ID: 30-01-13-100-013.001-018
 Map Reference #: 0092020801
 Property Address: W 1000 N, Mccordsville, IN, 46055
 Brief Legal Description: N NE 13-17-5 1.142AC
 Instrument Nbr: N/A
 Class: EXEMPT PROPERTY OWNED BY A COUNTY
 Tax Rate Code: 978361 - ADV TAX RATE
 Property Type: 69 - Exempt
 Mortgage Co: 6251837 - Hancock County
 Last Change Date: 9/18/2018

Owners

Hancock County Indiana
 111 American Legion Pl Ste 217
 Greenfield, IN 46140

Taxing District

County: Hancock
 Township: VERNON TOWNSHIP
 State District: 018 MCCORDSVILLE TOWN
 Local District: 018
 School Corp: MT. VERNON COMMUNITY
 Neighborhood: 18600-018 MCCORDSVILLE EXEMPTS 600-670 class code

Site Description

Topography: Flat
 Public Utilities: Electricity
 Street or Road: Paved
 Parcel Acreage: 1.142
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.142	\$37,800.00	\$37,800.00	\$37,800.00	\$0.00	\$37,800.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
10/16/2017	Hancock County Indiana		2017/11510	\$0.00
7/12/1994	HANCOCK COUNTY INDIANA			\$0.00
	BROWN, ROBERT T & JULIA A.			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/16/2017					

Valuation

Assessment Year	2019	2018	2017	2017 (2)	2016
Reason	Annual Adjustment	Annual Adjustment	Annexation	Annual Adjustment	Annual Adjustment
As Of Date	1/1/2019	1/1/2018	1/1/2018	1/1/2017	1/1/2016
Land	\$37,800	\$0	\$0	\$0	\$0
Land Res (1)	\$37,800	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$37,800	\$0	\$0	\$0	\$0
Total Res (1)	\$37,800	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax		\$0.00	\$0.00
+ Spring Penalty		\$0.00	\$0.00
+ Spring Annual		\$0.00	\$0.00
+ Fall Tax		\$0.00	\$0.00
+ Fall Penalty		\$0.00	\$0.00
+ Fall Annual		\$0.00	\$0.00
+ Delq NTS Tax		\$0.00	\$0.00
+ Delq NTS Pen		\$0.00	\$0.00
+ Delq TS Tax		\$0.00	\$0.00
+ Delq TS Pen		\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00
+ Advert Fee		\$0.00	\$0.00
+ Tax Sale Fee		\$0.00	\$0.00
+ NSF Fee		\$0.00	\$0.00
PTRC		\$0.00	\$0.00
HMST Credit		\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00
Circuit Breaker		\$0.00	\$0.00
Over 65 CB		\$0.00	\$0.00
= Charges		\$0.00	\$0.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00
- Credits			
= Total Due		\$0.00	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2019 Pay 2020			\$0.00
2018 Pay 2019			\$0.00
2017 Pay 2018			\$0.00

Online Tax Payments

[Pay Taxes Online](#)

Property Record Card

30-01-13-100-013.001-018

No data available for the following modules: Residential Dwellings, Improvements, Deductions, Photos, Sketches.

The data files and documents are GIS data prepared from the Hancock County GIS Department. They are of limited precision and are strictly for informational purposes only. They are not to be used for legal or financial purposes. By using the legal description of a parcel, you are acknowledging that you have read and understood the legal description of the parcel and that you are not relying on the data for any purpose other than a general informational purpose.

Last Data Upload: 7/15/2019, 11:39:19 AM

Version: 2.2.30



Site # 11



Beacon™ Hancock County, IN

Summary

Parcel ID 30-01-26-103-002-000-018
 Tax Bill ID 30-01-26-103-002-000-018
 Map Reference # 0187131000
 Property Address 6203 W Broadway
 Mc Cordsville, IN, 46055
 BRADLEY'S L3 & 4
 Brief Legal Description N/A
 Instrument Nbr (Note: Not to be used on legal documents)
 Class COMMERCIAL VACANT LAND
 Tax Rate Code 978361 - ADV TAX RATE
 Property Type 67 - Commercial
 Mortgage Co N/A
 Last Change Date



Owners

Liebeke, Richard C
 745 W 950 N
 Fortville, IN 46040

Taxing District

County: Hancock
 Township: VERNON TOWNSHIP
 State District: 018 MCCORDSVILLE TOWN
 Local District: 018
 School Corp: MT. VERNON COMMUNITY
 Neighborhood: 18501-018 McCordsville Comm - Broadway

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Primary Commercial/Indust Land		0	0	0.1900	\$173,999.99	\$174,000.00	\$33,060.00	\$0.00	\$33,060.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
9/27/1995	LIEBKE, RICHARD C		95/8028	\$0.00
	LIEBKE, CHERYL A			\$0.00

Valuation

Assessment Year	2019	2018	2017	2016	2015
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	1/1/2019	1/1/2018	1/1/2017	1/1/2016	1/1/2015
Land	\$33,100	\$33,100	\$33,100	\$33,100	\$33,100
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$33,100	\$33,100	\$33,100	\$33,100	\$33,100
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$33,100	\$33,100	\$33,100	\$33,100	\$33,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$33,100	\$33,100	\$33,100	\$33,100	\$33,100

Tax History

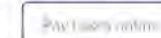
	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015
+ Spring Tax		\$419.24	\$457.04	\$425.54	\$456.32	\$479.72
+ Spring Penalty		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015
+ Spring Annual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax		\$419.24	\$457.04	\$425.54	\$456.32	\$479.72
+ Fall Penalty		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges		\$838.48	\$914.08	\$851.08	\$912.64	\$959.44
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$419.24)	(\$914.08)	(\$851.08)	(\$912.64)	(\$959.44)
= Total Due		\$419.24	\$0.00	\$0.00	\$0.00	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2019 Pay 2020			\$0.00
2018 Pay 2019	1423571	5/10/2019	\$419.24
2017 Pay 2018	1368166	10/29/2018	\$457.04
2017 Pay 2018	1340678	5/5/2018	\$457.04
2016 Pay 2017	1303446	11/2/2017	\$425.54
2016 Pay 2017	1289441	5/10/2017	\$425.54
2015 Pay 2016	1235183	11/5/2016	\$456.32
2015 Pay 2016	1250853	5/10/2016	\$456.32
2014 Pay 2015	1189719	11/4/2015	\$479.72
2014 Pay 2015	1179721	5/11/2015	\$479.72
2013 Pay 2014	1110969	10/21/2014	\$496.50
2013 Pay 2014	1122231	5/12/2014	\$496.50

Online Tax Payments



Property Record Card

30-01-26-103-002-000-018

Photos



Sample Trails and Trailheads



Sample Public Spaces


LEHMAN & LEHMAN
Transforming Horizons

