

**General Information**

**Parcel Number**  
82-06-20-024-002.006-029

**Local Parcel Number**  
11-250-24-002-006

**Tax ID:**

**Routing Number**  
24-2-6

**Property Class 500**  
Vacant - Platted Lot

**Ownership**

TSG INVESTMENTS LLC  
1803 HATHAWAY AVE  
EVANSVILLE, IN 47712

**Legal**

SHANKLIN ENL KULHMANS SUB L 7 & L 8 BL 2



**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/02/2018	TSG INVESTMENTS L	#1324	QC	18/6556	\$0	I
12/03/2012	SANFORD, JILL L WH	#6805	QC	12/31311	\$200	I
09/21/2012	VANDEBURGH COU	#5136	TX	12/24393	\$0	I
07/15/2010	FAIRCHILD, MARJOR		WD	2010/16037	\$0	I
08/30/2005	BELOW PROPRTIE		TD	05/27080	\$0	I
08/27/1996	BELOW BILLY R & JU	0	QC	10/3969	\$0	I

**Notes**

Year: 2021

**Location Information**

**County**  
Vanderburgh

**Township**  
PIGEON TOWNSHIP

**District 029 (Local 011)**  
EVANSVILLE CITY-PIGEON

**School Corp 7995**  
EVANSVILLE-VANDEBURGH

**Neighborhood 110706-029**  
PIGEON CITY 110706

**Section/Plat**

**Location Address (1)**  
650 652 E FRANKLIN ST  
EVANSVILLE, IN 47711

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

2021	Assessment Year	2021	2020	2019	2018	2017
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/26/2021	<b>As Of Date</b>	04/09/2021	05/01/2020	04/05/2019	05/18/2018	09/16/2017
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>\$9,100</b>	<b>Land</b>	<b>\$9,100</b>	<b>\$9,100</b>	<b>\$9,100</b>	<b>\$9,100</b>	<b>\$9,100</b>
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,100	Land Non Res (3)	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100
<b>\$0</b>	<b>Improvement</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
\$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
<b>\$9,100</b>	<b>Total</b>	<b>\$9,100</b>	<b>\$9,100</b>	<b>\$9,100</b>	<b>\$9,100</b>	<b>\$9,100</b>
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,100	Total Non Res (3)	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100

**Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')**

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		54	54x129	0.99	\$170	\$168	\$9,072	0%	0%	1.0000	\$9,070

Zoning

Subdivision

Lot

**Market Model**  
110706-029 - Residential

**Characteristics**

**Topography** **Flood Hazard**  
Level

**Public Utilities** **ERA**  
All

**Streets or Roads** **TIF**  
Paved, Sidewalk

**Neighborhood Life Cycle Stage**  
Other

Printed Friday, May 7, 2021

Review Group 2022

Data Source N/A

Collector 12/17/1999 perj

Appraiser 07/15/2002 dj

**Land Computations**

Calculated Acreage	0.16
Actual Frontage	54
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$9,100
<b>Total Value</b>	<b>\$9,100</b>

