

50-21-19-000-012.000-013

General Information

Parcel Number
50-21-19-000-012.000-013

Local Parcel Number
502119000012000013

Tax ID:
0080156200

Routing Number
21-19-000-022

Property Class 100
Vacant Land

Year: 2025

Location Information

County
Marshall

Township
UNION TOWNSHIP

District 013 (Local 013)
UNION TOWNSHIP

School Corp 5455
CULVER COMMUNITY

Neighborhood 800501-013
UNION TOWNSHIP RURAL

Section/Plat
19

Location Address (1)
UNDERWOOD RD
CULVER, IN 46511

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
Electricity

ERA
☐

Streets or Roads
Unpaved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Friday, April 25, 2025

Review Group 2026

BORKHOLDER EDDIE RAY

Ownership

BORKHOLDER EDDIE RAY
1459 3RD RD
BREMEN, IN 46506

Legal

ACREAGE: 80 AUDITOR DESC: N1/2 SE (WILDLIFE HABITAT 54.08A)



UNDERWOOD RD

100, Vacant Land

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/04/2021	BORKHOLDER EDDI	\$313,255	Wa	2021/03657	\$313,255	I
04/12/2013	FRYAR BRIAN C & M	0	QC	2013/03113	\$0	I
06/01/1994	FRYAR GENE M & BR		WD	94/9323		I
03/15/1994	RICHARDS JOHN		WD	/		I
12/08/1993	SELLERS, MARTIN A		WD	/		I
12/03/1993	BRAASCH, MARJORI		WD	/		I

Agricultural

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	Annual Value	Annual Value	Alloc Chg	Annual Value	Annual Value
03/31/2025	As Of Date	01/01/2025	01/01/2024	07/05/2023	01/01/2023	01/01/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☒	☐	☐
\$36,400	Land	\$36,400	\$34,700	\$29,000	\$29,000	\$23,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$36,400	Land Non Res (2)	\$36,400	\$34,700	\$29,000	\$29,000	\$23,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$36,400	Total	\$36,400	\$34,700	\$29,000	\$29,000	\$23,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$36,400	Total Non Res (2)	\$36,400	\$34,700	\$29,000	\$29,000	\$23,000
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120' 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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
21	A		0	54.08	1.00	\$17.24	\$17	\$919	-100%	1.0000	0.00	100.00	0.00	\$00
4	A	ABH	0	8.06	0.85	\$2,390	\$2,032	\$16,378	0%	1.0000	0.00	100.00	0.00	\$16,380
4	A	BSXA	0	4.45	0.61	\$2,390	\$1,458	\$6,488	0%	1.0000	0.00	100.00	0.00	\$6,490
4	A	BUU	0	1.43	1.28	\$2,390	\$3,059	\$4,374	0%	1.0000	0.00	100.00	0.00	\$4,370
4	A	ROP	0	.6	0.89	\$2,390	\$2,127	\$1,276	0%	1.0000	0.00	100.00	0.00	\$1,280
5	A	ABH	0	4.48	0.85	\$2,390	\$2,032	\$9,103	-60%	1.0000	0.00	100.00	0.00	\$3,640
5	A	BSXA	0	.2	0.61	\$2,390	\$1,458	\$292	-60%	1.0000	0.00	100.00	0.00	\$120
5	A	BUU	0	.18	1.28	\$2,390	\$3,059	\$551	-60%	1.0000	0.00	100.00	0.00	\$220
5	A	HTBA	0	.93	1.11	\$2,390	\$2,653	\$2,467	-60%	1.0000	0.00	100.00	0.00	\$990
5	A	MHB	0	2.3	0.89	\$2,390	\$2,127	\$4,892	-60%	1.0000	0.00	100.00	0.00	\$1,960
81	A	ABH	0	3.29	0.85	\$2,390	\$2,032	\$6,685	-100%	1.0000	0.00	100.00	0.00	\$00

UNION TOWNSHIP RURAL 1/2

Notes

9/13/2021 22CR: SOILS ADJUSTED BASED ON 2021 AERIALS
10/10/2017 18CR: NO CHANGES NOTED

Land Computations

Calculated Acreage	80.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	80.00
81 Legal Drain NV	3.29
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	76.71
Farmland Value	\$35,450
Measured Acreage	76.71
Avg Farmland Value/Acre	462
Value of Farmland	\$35,440
Classified Total	\$932
Farm / Classified Value	\$36,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$36,400
CAP 3 Value	\$0
Total Value	\$36,400

