

Appraisals Direct LLC
LAND APPRAISAL REPORT

File No. 9744240

SUBJECT	Borrower <u>City of Greenfield</u>		Census Tract <u>4105.00</u>		Map Reference <u>26900</u>	
	Property Address <u>TBD</u>		County <u>Hamilton</u>		State <u>IN</u> Zip Code <u>46140</u>	
	City <u>Greenfield</u>					
	Legal Description <u>See Enclosed Survey Rear of This Report</u>					
NEIGHBORHOOD	Sale Price \$ <u>TBD</u>		Date of Sale <u>TBD</u>	Loan Term <u>TBD</u> yrs.	Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD	
	Actual Real Estate Taxes \$ <u>TBD</u>		(yr)	Loan charges to be paid by seller \$ <u>0</u>	Other sales concessions <u>NA</u>	
	Lender/Client <u>Not Applicable</u>		Address <u>Not Applicable</u>			
	Occupant <u>Vacant</u>		Appraiser <u>Clinton Reine</u>		Instructions to Appraiser <u>Land Appraisal</u>	
	Location ☒ Urban ☐ Suburban ☐ Rural				Good Avg. Fair Poor	
	Built Up ☒ Over 75% ☐ 25% to 75% ☐ Under 25%				Employment Stability ☒ ☐ ☐ ☐	
	Growth Rate ☐ Fully Dev. ☐ Rapid ☒ Steady ☐ Slow				Convenience to Employment ☒ ☐ ☐ ☐	
	Property Values ☐ Increasing ☒ Stable ☐ Declining				Convenience to Shopping ☒ ☐ ☐ ☐	
	Demand/Supply ☐ Shortage ☒ In Balance ☐ Oversupply				Convenience to Schools ☒ ☐ ☐ ☐	
	Marketing Time ☒ Under 3 Mos. ☐ 4-6 Mos. ☐ Over 6 Mos.				Adequacy of Public Transportation ☐ ☒ ☐ ☐	
SITE	Present <u>65</u> % One-Unit <u>5</u> % 2-4 Unit <u>3</u> % Apts. <u>0</u> % Condo <u>20</u> % Commercial				Recreational Facilities ☐ ☒ ☐ ☐	
	Land Use <u>2</u> % Industrial <u>1</u> % Vacant <u>4</u> % Parks & Recreation				Adequacy of Utilities ☒ ☐ ☐ ☐	
	Change in Present ☒ Not Likely ☐ Likely (*) ☐ Taking Place (*)				Property Compatibility ☒ ☐ ☐ ☐	
	Land Use (*) From <u>Vacant Unimproved</u> To <u>Single Family Res.</u>				Protection from Detrimental Conditions ☒ ☐ ☐ ☐	
	Predominant Occupancy ☒ Owner ☐ Tenant <u>80</u> % Vacant				Police and Fire Protection ☒ ☐ ☐ ☐	
	One-Unit Price Range \$ <u>350,000</u> to \$ <u>2,500,000</u>		Predominant Value \$ <u>550,000</u>		General Appearance of Properties ☒ ☐ ☐ ☐	
	One-Unit Age Range <u>0</u> yrs. to <u>150</u> yrs.		Predominant Age <u>75</u> yrs.		Appeal to Market ☒ ☐ ☐ ☐	
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) <u>The neighborhood is situated in a well maintained residential neighborhood of custom built homes of good to excellent quality construction with close proximity to shopping, restaurants and schools. The subject property is in close proximity to interstate routes and has easy access to local employers. Other land use is vacant.</u>					
	Dimensions <u>48x183.89</u>		= <u>8,827</u> sf		☐ Corner Lot	
	Zoning Classification <u>DT</u>		Present Improvements ☒ Do ☐ Do Not Conform to Zoning Regulations			
MARKET DATA ANALYSIS	Highest and Best Use ☐ Present Use ☒ Other (Specify) <u>Improved Residential</u>					
	Public ☐ Other (Describe) _____		OFF SITE IMPROVEMENTS			
	Elec. ☒		Street Access ☒ Public ☐ Private			
	Gas ☒		Surface <u>None</u>			
	Water ☒		Maintenance ☒ Public ☐ Private			
	San. Sewer ☒		☒ Storm Sewer ☒ Curb/Gutter			
	☒ Underground Elect. & Tel.		☒ Sidewalk ☒ Street Lights			
			Topo <u>Level</u>			
			Size <u>Typical</u>			
			Shape <u>Rectangular</u>			
		View <u>N:Res</u>				
		Drainage <u>Appears Adequate</u>				
		Is the property located in a FEMA Special Flood Hazard Area? ☐ Yes ☒ No				
Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) <u>This property is subject to normal utility easements which do not have no negative effect on the value of the property. I have inspected the property specifically for 'any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc)'. Based on my visit, I found no adverse site or external conditions.</u>						
The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.						
ITEM		SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address		<u>TBD</u> <u>Greenfield, IN 46140</u>	<u>0 W North St</u> <u>Greenfield, IN 46140</u>	<u>329 Pratt St</u> <u>Greenfield, IN 46140</u>	<u>5289 W Village Dr</u> <u>New Palestine, IN 46163</u>	
Proximity to Subject			<u>0.08 miles N</u>	<u>0.44 miles NE</u>	<u>7.67 miles SW</u>	
Sales Price		\$ <u>TBD</u>	\$ <u>28,500</u>	\$ <u>40,000</u>	\$ <u>36,000</u>	
Price \$/Sq. Ft.		\$ <u>18.14</u>	\$ <u>22.32</u>	\$ <u>27.76</u>	\$ <u>8.91</u>	
Data Source(s)		Inspect/Assessor	BLC#21935179;DOM 5	BLC#22032209;DOM 8	BLC#21938783;DOM 91	
ITEM		DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Date of Sale/Time Adj.		<u>TBD</u>	<u>s08/23;c08/23</u> <u>+3,999</u>	<u>s08/25;c04/25</u>	<u>s01/24;c12/23</u> <u>+8,640</u>	
Location		<u>Busy Street</u>	<u>Quite Street</u>	<u>0 Quite Street</u>	<u>0 Quite Street</u>	
Site/View		<u>8,827 sf sf</u>	<u>7,841sf/Res</u> <u>+592</u>	<u>10,890 sf/Res</u> <u>-1,238</u>	<u>20,475 sf/Res</u> <u>-6,989</u>	
Topography		<u>Level</u>	<u>Level</u>	<u>Level</u>	<u>Level</u>	
Utilities		<u>MunWtr/MunSwr</u>	<u>MunWtr/MunSwr</u>	<u>MunWtr/MunSwr</u>	<u>MunWtr/MunSwr</u>	
Sales or Financing		<u>NA</u>	<u>Conventional</u>	<u>Conventional</u>	<u>Cash</u>	
Concessions		<u>NA</u>	<u>None</u>	<u>None</u>	<u>None</u>	
Net Adj. (Total)			☒ + ☐ - \$ <u>4,591</u>	☐ + ☒ - \$ <u>-1,238</u>	☒ + ☐ - \$ <u>1,651</u>	
Indicated Value of Subject			\$ <u>33,091</u>	\$ <u>38,762</u>	\$ <u>37,651</u>	
Comments on Market Data <u>Market for vacant land sales continue to remain strong in this market.</u>						
RECONCILIATION	Comments and Conditions of Appraisal <u>This is a general purpose land appraisal for market estimate of the SUBJECT TO proposed parcel split based on the enclosed survey at the rear of this report. The owner has proposed to purchase from the City the portion of the parcel described by the survey. The intended user of this report is to be used by the City to make an informed decision on possible acquisition of a portion of the parcel to be split as outlined in the survey enclosed. Comp 1 weighted at 37.14%, Comp 2 at 47.52% and Comp 3 at 15.34%.</u>					
	Final Reconciliation <u>Based on the sales above and giving consideration for location, zoning, utilities, topo, frontage the appraiser has concluded that the reconciled value is reasonable and well supported based on the current market information. The reconciled value has been rounded down to nearest thousand.</u>					
	I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF <u>10/21/2025</u> TO BE \$ <u>37,000</u>					
	Appraiser <u>Clinton Reine</u> Supervisory Appraiser (if applicable) _____					
Date of Signature and Report <u>10/22/2025</u> Date of Signature _____						
Title <u>Principal / Appraisals Direct LLC</u> Title _____						
State Certification # <u>CR61001280</u> ST IN State Certification # _____ ST						
Or State License # _____ ST Or State License # _____ ST						
Expiration Date of State Certification or License <u>06/30/2026</u> Expiration Date of State Certification or License _____						
Date of Inspection (if applicable) <u>10/20/2025</u> ☐ Did ☐ Did Not Inspect Property Date _____						

Assumptions, Limiting Conditions & Scope of Work

File No.: 9744240

Property Address: TBD City: Greenfield State: IN Zip Code: 46140
Client: Not Applicable Address: Not Applicable
Appraiser: Clinton Reine Address: 10073 S 750 W, Fortville, IN 46040

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis

of it being under responsible ownership.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area.

Because

the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved

in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or

warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist

or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the

field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items

that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the

client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this

report or any copy thereof does not carry with it the right of publication.

- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties

assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

The Appraiser cannot guarantee that property is free of encroachments or easements, and recommends further investigation and survey as needed.

The writer of this reports conclusion of value is based upon the assumption that there are no hidden or unapparent conditions of the property that might impact upon ability to build. Appraiser recommends due diligence be conducted through local building department or municipality to investigate ability to build and whether property is suitable for intended use. [Appraiser makes no representations, guarantees or warranties.

Certifications & Definitions

File No.: 9744240

Property Address: TBD City: Greenfield State: IN Zip Code: 46140

Client: Kent Colclazier Address: 211 S State St, Greenfield, IN 46140

Appraiser: Clinton Reine Address: 10073 S 750 W, Fortville, IN 46040

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by

the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.

- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and

Client Contact: Kent Colclazier Client Name: Kent Colclazier
E-Mail: katcol1995@gmail.com Address: 211 S State St, Greenfield, IN 46140APPRAISER  esign.alamode.com/verify Serial: 25C9951BSUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

SIGNATURES


Appraiser Name: Clinton Reine

Company: Appraisals Direct LLC

Phone: 317-557-8647

Fax:

E-Mail: staff@appraisalsdirectllc.com

Date Report Signed: 10/22/2025

License or Certification #: CR61001280

State: IN

Designation: Principal / Appraisals Direct LLC

Expiration Date of License or Certification: 06/30/2026

Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)

Date of Inspection: 10/20/2025

Supervisory or
Co-Appraiser Name:

Company:

Phone:

Fax:

E-Mail:

Date Report Signed:

License or Certification #:

State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Did Inspect ☒ Did Not Inspect

Date of Inspection:

Supplemental Addendum

File No. 9744240

Borrower	City of Greenfield				
Property Address	TBD				
City	Greenfield	County	Hamilton	State	IN Zip Code 46140
Lender/Client	Not Applicable				

Cash Equivalency - All of the sales were cash or cash equivalency sales that did not require cash equivalent adjustments.

Conditions of Sale - No condition of sale adjustments were made to the comparable sales.

Market/Time - Land sales have remained stable. Time adjustment applied at .001 month over month only for sales aged over 12 months. Time adjustment applied from contract date to month of effective date of appraisal.

Location - Location adjustments are made to comparable sales to recognize perceived value differences in relation to neighborhood influences, and overall market demand. No location adjustments were warranted.

Size - Smaller parcels tend to sell for higher prices per acre than larger parcels due to a higher demand for smaller parcels. Comparable adjusted at .60 per sf difference relative to subject site.

Shape - Tracts that may be irregular in shape in a way that limits the divisibility and/or overall utility will create a negative impact on value.

Zoning - The zoning dictates what type of improvements and uses are allowed within the site. If a tract has a zoning that significantly limits the use of the site, the tract is obviously worth less. All sales are zoned the same as the subject.

Available Utilities - All sales have similar available utilities.

Topography/View/Site Conditions - The topography of a tract can be crucial for a tract. If a tract has a steep grade or rolling topo, grading costs can multiply and therefore a developer could not pay the same for the land as other competing tracts to compensate for the additional grading costs.

Frontage/Divisibility - Frontage can make a significant difference in value. If a land tract has above average frontage and can be further subdivided into smaller tracts from existing road frontage with very little development costs, the value can be much higher. Also a tract with frontage on multiple roads is desirable due to access. No adjustments warranted for this factor.

PRIOR SERVICES

The appraiser of this report, as indicated in the signature section, has NOT provided any prior services for the subject property in the 36 months prior to the effective date of this report.

EXPOSURE TIME

A reasonable exposure time for the subject property at the opinion of value is estimated to be between 60 days and 1 year and was derived by analyzing the exposure time of all active listings and comparable properties sold within the previous 12 months.

SALES COMPARISON APPROACH

Vacant land comparable sales are far fewer than existing construction and as such comparables that do exist are more difficult to quantify and compare. Zoning, inventory, road access, utilities, location, topography and desirability of the community all are considered in the land valuation process.

Subject Photo Page

Borrower	City of Greenfield					
Property Address	TBD					
City	Greenfield	County	Hamilton	State	IN	Zip Code 46140
Lender/Client	Not Applicable					



Subject Lot



Street View



Street View Opposite

Comparable Photo Page

Borrower	City of Greenfield					
Property Address	TBD					
City	Greenfield	County	Hamilton	State	IN	Zip Code 46140
Lender/Client	Not Applicable					



Comparable 1

0 W North St



Comparable 2

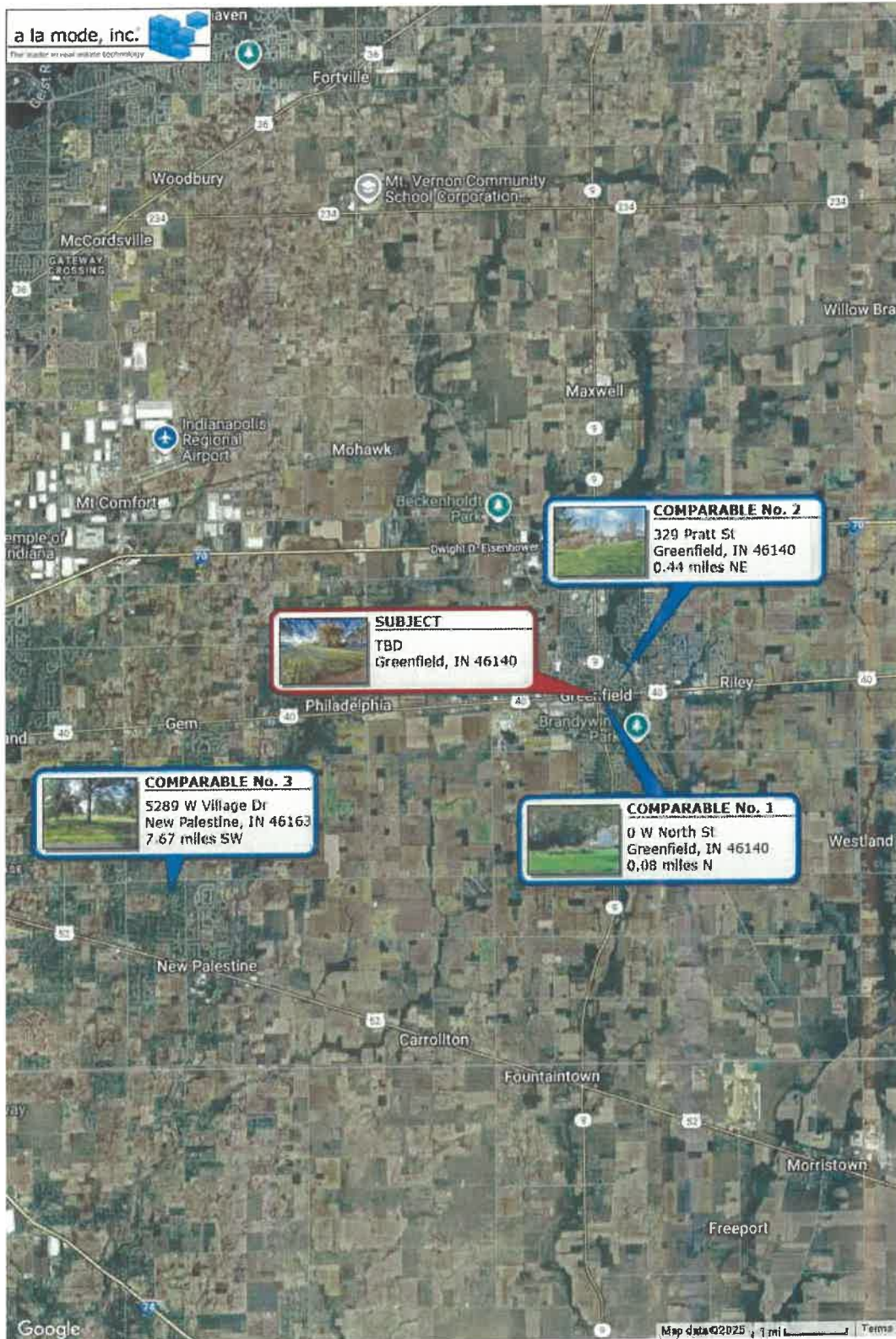
329 Pratt St



Comparable 3

Location Map

Borrower	City of Greenfield				
Property Address	TBD				
City	Greenfield	County	Hamilton	State	IN Zip Code 46140
Lender/Client	Not Applicable				



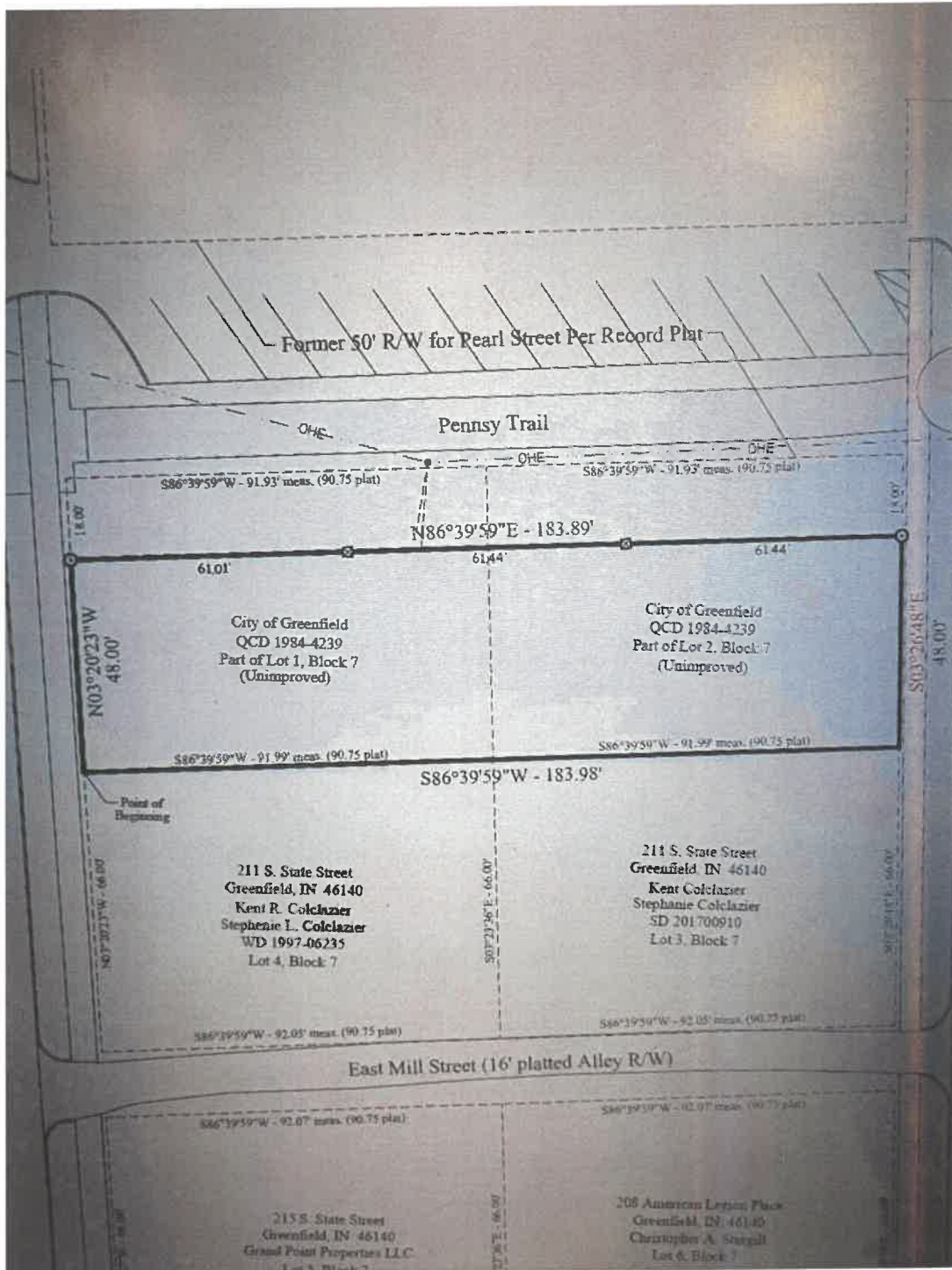
Aerial Map (Parcel To Be Split)

Borrower	City of Greenfield				
Property Address	TBD				
City	Greenfield	County	Hamilton	State	IN Zip Code 46140
Lender/Client	Not Applicable				



Proposed Parcel Split 48x183.89

Borrower	City of Greenfield				
Property Address	TBD				
City	Greenfield	County	Hamilton	State	IN Zip Code 46140
Lender/Client	Not Applicable				



Zoning Map

Borrower	City of Greenfield				
Property Address	TBD				
City	Greenfield	County	Hamilton	State	IN Zip Code 46140
Lender/Client	Not Applicable				



PARCEL TO BE SPLIT

30-11-05-102-011.001-009

Greenfield, City of

S State St

640, Exempt, Municipality

Greenfield Exempt 600-690 1/2

General Information
Parcel Number
30-11-05-102-011.001-009
Local Parcel Number
30-11-05-102-011.001-009
Tax ID:
0139400046
Routing Number

Ownership
Greenfield, City of
10 S State St
Greenfield, IN 46140
Legal
NE NE 6-15-7 1.35AC

Transfer of Ownership
Date Owner Doc ID Code Book/Page Adj Sale Price VII
09/25/1984 Greenfield, City of WD /
09/25/1984 CONSOLIDATED RAI WD /
01/01/1900 CONSOLIDATED RAI WD /

Notes
8/18/2015: ASSESSMENT CHG.
18p17 R/A Review - no change, sz
22p23 R/A review - no chg sz
2/8/2006: MEMO.
Penny Trail

Property Class 640
Exempt, Municipality

Year: 2025

Location Information
County
Hancock
Township
CENTER TOWNSHIP
District 009 (Local 013)
GREENFIELD CITY
School Corp 3125
GREENFIELD CENTRAL COMMU
Neighborhood 13600-009
Greenfield Exempt 600-690
Section/Plot
05
Location Address (1)
S State St
Greenfield, IN 46140

Valuation Records (Work In Progress values are not certified values and are subject to change)						
2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
01/21/2025	As Of Date	04/18/2025	04/12/2024	04/12/2023	04/13/2022	04/15/2021
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	☒	☒	☒	☒	☒
\$27,000	Land	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$27,000	Land Non Res (3)	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000
\$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
\$27,000	Total	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$27,000	Total Non Res (3)	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000
Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')						

Zoning

Subdivision

Lot

Market Model
N/A

Onsite Data
Topography Flood Hazard
☐
Public Utilities ERA
☐
Streets or Roads TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, July 23, 2025

Review Group

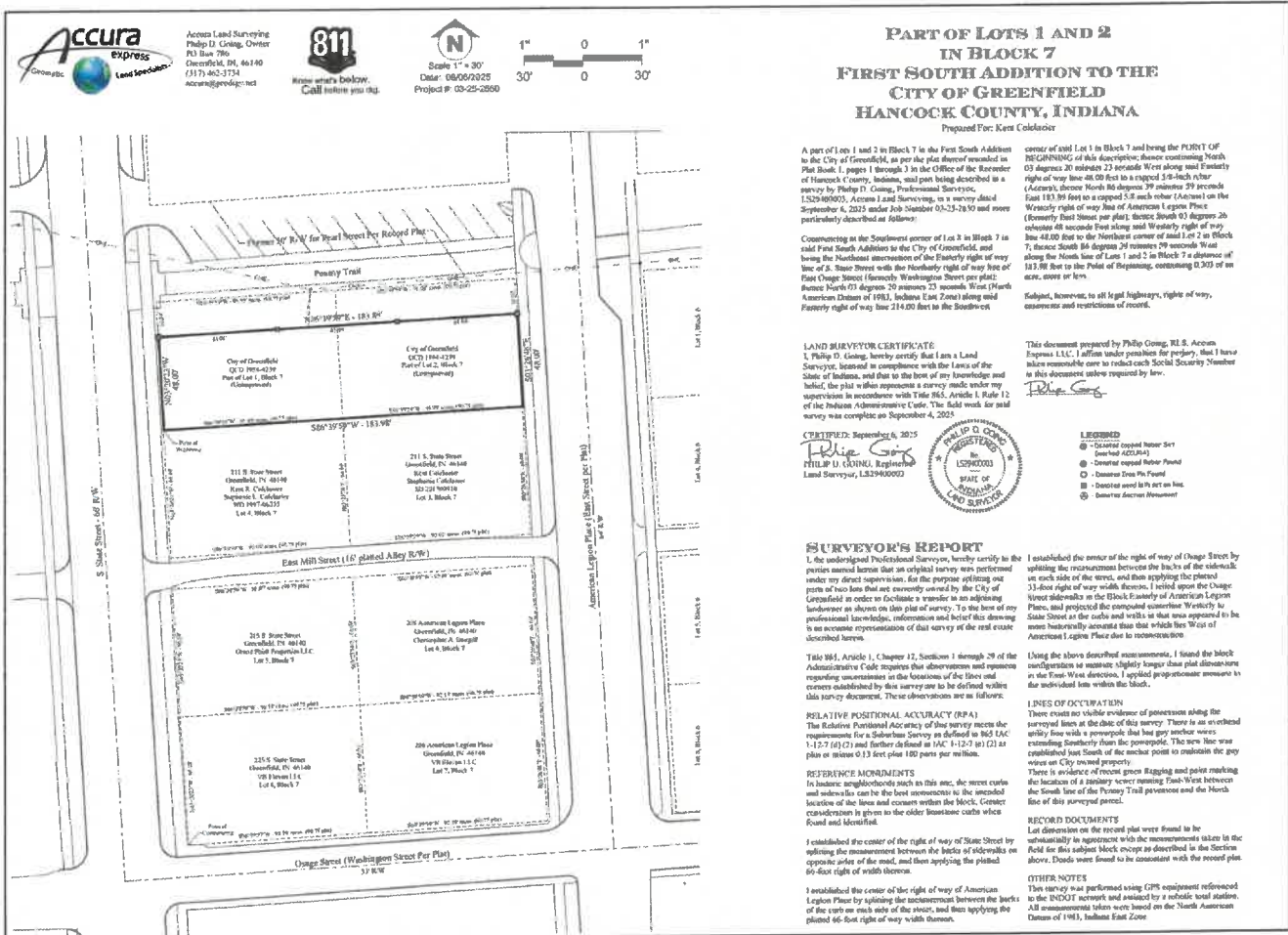
Data Source N/A

Collector

Appraiser

Land Computations	
Calculated Acreage	1.35
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.35
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	1.35
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	\$27,000
Total Value	\$27,000

SURVEY (PROPOSED PARCEL SPLIT)



Digital Appraisal License



STATE OF INDIANA

Eric J. Holcomb

Indiana Professional Licensing Agency
402 W. Washington St. Room W072
Indianapolis, IN 46204
Phone: (317) 232-2960
Fax: (317) 233-4236

Official Proof of Licensure Digitally Certified Record

Personal Information

Name: Clinton C. Reine
Address: 12330 Twyckenham Drive
Fishers, IN 46037
Date of Birth: 06/20/1977

License Information

Number Issued: CR61001280
License Type: Certified Residential Appraiser
Status: Active
Issue date: 06/01/2010
Expiration Date: 06/30/2020
Obtained By: Examination

This licensee has met ALL requirements for licensure in the State of Indiana - including successfully passing all required exams.

For disciplinary action information, please visit our License Search & Verify service at www.in.gov/pla/3119.htm. Disciplinary action will either show under Previous Action or Violations. For additional information including questions regarding Disciplinary Action, contact the appropriate Board or Commission at <http://www.in.gov/pla/boards.htm>.

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