

47-06-05-200-018.000-003

General Information

Parcel Number
47-06-05-200-018.000-003

Local Parcel Number
03 000007 00 P28

Tax ID:

Routing Number
18,16,17,20 & 73

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County
Lawrence

Township
INDIAN CREEK TOWNSHIP

District 003 (Local 003)
INDIAN CREEK TOWNSHIP

School Corp 5075
NORTH LAWRENCE COMMUNITY

Neighborhood 9301-003
INDIAN CREEK #1

Section/Plat
28

Location Address (1)
306 PATTON HILL Rd
BEDFORD, IN 47421

Zoning

Subdivision

Lot

Market Model
9301-003 - Residential

Characteristics

Topography Flood Hazard
Rolling ☐

Public Utilities ERA
Water, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, October 3, 2025

Review Group 2022

Aliano, Robert D & Barbara J Tru

Ownership

Aliano, Robert D & Barbara J Trustees
306 Patton Hill RD
Bedford, IN 47421

Legal

SEC 5 TWP 5 R 1W 5.6901A TOTAL
N CENT PT NW SW NW
TR 16 .05A TR 17 .003A TR 73 5.01A
TR 18 .13A TR 20 .477A



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
08/15/2025	As Of Date	08/15/2025	07/02/2024	08/07/2023	08/05/2022	07/22/2021
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	☒	☒	☒	☒	☒
\$18,600	Land	\$18,600	\$18,000	\$16,900	\$15,800	\$14,600
\$16,500	Land Res (1)	\$16,500	\$15,700	\$15,000	\$14,300	\$13,300
\$2,100	Land Non Res (2)	\$2,100	\$2,300	\$1,900	\$1,500	\$1,300
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$140,500	Improvement	\$140,500	\$135,300	\$124,700	\$117,700	\$103,900
\$137,200	Imp Res (1)	\$137,200	\$132,000	\$121,400	\$97,300	\$87,300
\$2,900	Imp Non Res (2)	\$2,900	\$2,900	\$2,900	\$0	\$0
\$400	Imp Non Res (3)	\$400	\$400	\$400	\$20,400	\$16,600
\$159,100	Total	\$159,100	\$153,300	\$141,600	\$133,500	\$118,500
\$153,700	Total Res (1)	\$153,700	\$147,700	\$136,400	\$111,600	\$100,600
\$5,000	Total Non Res (2)	\$5,000	\$5,200	\$4,800	\$1,500	\$1,300
\$400	Total Non Res (3)	\$400	\$400	\$400	\$20,400	\$16,600

Land Data (Standard Depth: Res 200', CI 200' 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
9	A		0	1.0000	1.00	\$16,500	\$16,500	\$16,500	0%	1.0000	100.00	0.00	0.00	\$16,500
5	A	CCD	0	1.32	0.50	\$2,120	\$1,060	\$1,399	-60%	1.0000	0.00	100.00	0.00	\$560
5	A	CWD	0	3.3700	0.55	\$2,120	\$1,166	\$3,929	-60%	1.0000	0.00	100.00	0.00	\$1,570

306 PATTON HILL Rd

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/14/2005	Aliano, Robert D & Bar		QC	253/1944		I
01/14/2005	FLINN KIMBERLY		QC	253/1942		I
01/01/1900	ALIANO FAMILY TRU		WD	/		I

Res

511, 1 Family Dwell - Unplatted (0 to 9.9

INDIAN CREEK #1

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Notes

9/27/2022 001: 23/24 REASMT CHANGED DWELLING EFF AGE FROM 1953 TO 1956 9/27/22 EE

11/27/2018 004: 19/20 REASMT NO CHANGES 11-27-18 CW

7/17/2018 SPLIT: 19/20 5/18/18 2018-2600 .0067A ADDED FR TR 15 47-06-05-200-015.000-003 & .0134A ADDED FR TR 19 47-06-05-200-019.000-003

9/10/2014 003: 15/16 REASSESSMENT CHANGED SHED GRADE C TO C+1 9/10/14 AAC

8/22/2014 001: 07/08 COMBINED TR 16,17,20 & 73 ALL ON THIS CARD PER DEED & MR ALIANO. CORRECTED SIZES OF PF BARNS & ADDED 24X28 CONCRETE BLOCK SHED THAT HAD BEEN OMITTED FROM ASSESSMENT SINCE 2002 W/REASSESSMENT SENT MR ALIANO A COPY OF HIS PROPERTY CD AFTER ALL THIS WAS DONE

8/23/2012 002: 12/13 #5 SHED F TO AV COND, PER REASMT, 08-23-2012

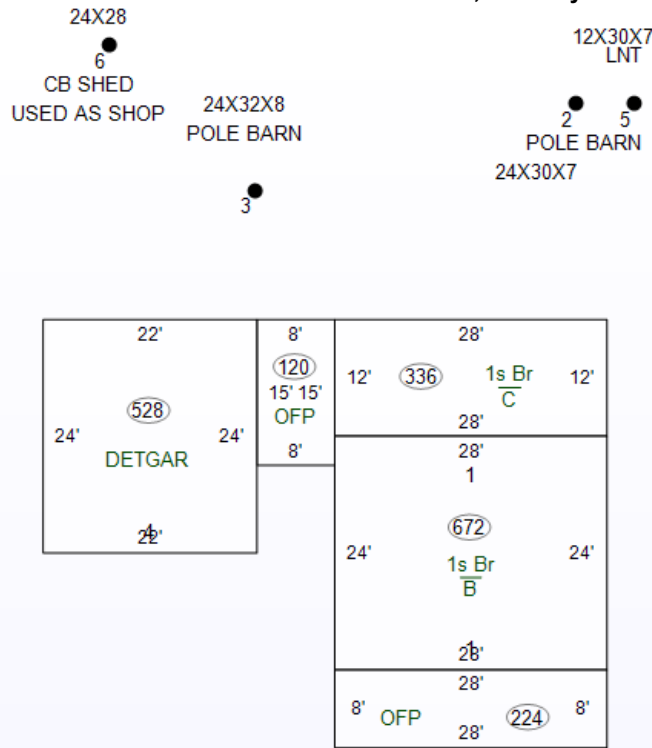
Land Computations

Calculated Acreage	5.69
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	5.69
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	4.69
Farmland Value	\$2,130
Measured Acreage	4.69
Avg Farmland Value/Acre	454
Value of Farmland	\$2,130
Classified Total	\$0
Farm / Classified Value	\$2,100
Homesite(s) Value	\$16,500
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$16,500
CAP 2 Value	\$2,100
CAP 3 Value	\$0
Total Value	\$18,600

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Description	Area	Value
Porch, Open Frame	120	\$7,500
Porch, Open Frame	224	\$10,900

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Replacement Cost	\$147,484
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Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Brick	C-1	1953	1956	69	G		0.91		1,680 sqft	\$147,484	37%	\$92,910	0%	100%	1.000	1.170	100.00	0.00	0.00	\$108,700
2: Barn, Pole (T3) R 01	1	T3AW	D	1958	1958	67	A	\$21.97	0.91		24' x 30' x 7'	\$8,241	65%	\$2,880	0%	100%	1.000	1.000	0.00	100.00	0.00	\$2,900
3: Barn, Pole (T3) R 01	1	T3AW	C	1991	1991	34	A	\$21.61	0.91		24' x 32' x 8'	\$11,055	55%	\$4,970	0%	100%	1.000	1.000	100.00	0.00	0.00	\$5,000
4: Detached Garage R 01	1	Concrete	C-1	1958	1958	67	G	\$42.17	0.91	\$36.46	22'x24'	\$19,249	37%	\$12,130	0%	100%	1.000	1.170	100.00	0.00	0.00	\$14,200
5: Lean-To R 01	1	Earth Flo	D	1970	1970	55	A	\$4.25	0.91		12'x30' x 7'	\$1,113	65%	\$390	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
6: Utility Shed R 01	1		C+1	1958	1958	67	A	\$35.56	0.91	\$33.98	24'x28'	\$22,833	65%	\$7,990	0%	100%	1.000	1.170	100.00	0.00	0.00	\$9,300