RLD Enterprises Inc
Indiana, AC +/-



37 . 6 Acres

Steven Phillips
P: 8122495090 jswalls.com 111 W Main Street Farmersburg, IN 47850

37.6 Acres 38.27 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
VgB2	Vigo silt loam, 2 to 4 percent slopes, eroded	16.63	43.44	0	78	2e
CnB2	Cincinnati silt loam, Wabash Lowland, 2 to 6 percent slopes, eroded	11.82	30.88	0	53	2e
Sn	Stendal silt loam	3.56	9.3	0	84	2w
HkF3	Hickory silt loam, 18 to 35 percent slopes, severely eroded	3.09	8.07	0	17	6e
AlB3	Ava silt loam, 2 to 6 percent slopes, severely eroded	2.05	5.36	0	32	3e
VgA	Vigo silt loam, 0 to 2 percent slopes	0.49	1.28	0	83	2w
AlB2	Ava silt loam, 2 to 6 percent slopes, eroded	0.36	0.94	0	49	2e
CnD3	Cincinnati silt loam, 12 to 18 percent slopes, severely eroded	0.27	0.71	0	29	6e
TOTALS		38.27(*)	100%	-	62.88	2.4

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users



Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water



Type notes here	Printed 10/05/2026	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

77-08-23-000-004.001-001

General
Bills
Payments
Deductions
Assessments

Owner and General Parcel Information

Customer Links	TaxPayments
Property Card	Show Property Card
OwnerName	R L D Enterprises Inc
StateParcelNumber	77-08-23-000-004.001-001
PropertyNumber	01.01.00.002751
MapNumber	
LegalDescription	W 1/2 Nw Se Section: 23 Township: 08 Range: 08 Acres: 00020.000
Acreage	20.0000
InstrumentNumber	
BookNumber	
PageNumber	

LocationAddress	Co Rd 225 N Sullivan,IN 47882
OwnerAddress	5 P Street SW Washington,DC 20024
NeighborhoodNumber	995001-001
NeighborhoodName	995001-001
MarketArea	
PropertyClass	Vacant Land
PropertyClassNumber	100
LocalParcelNumber	08-23-000-004.001-001
RoutingNumber	

TaxBill History Information

Tax Year	Spring	Fall
2025 Pay 2026	281.58	272.53
2024 Pay 2025	328.98	319.00
2023 Pay 2024	276.53	266.00
2022 Pay 2023	218.32	210.00
2021 Pay 2022	184.53	177.36
2020 Pay 2021	186.43	179.00
2019 Pay 2020	226.35	217.66
2018 Pay 2019	228.63	219.66
2017 Pay 2018	248.90	238.93
2016 Pay 2017	250.17	238.74
2015 Pay 2016	263.12	248.28
2014 Pay 2015	262.19	253.12
2013 Pay 2014	234.33	222.89
2012 Pay 2013	176.87	174.27
2011 Pay 2012	172.91	171.10
2010 Pay 2011	169.54	167.95

Payment History Information

Pay Date	Payable Year	Payable Period	Amount
04/30/2026	2026	S	281.58
08/25/2025	2025	F	319.00
04/28/2025	2025	S	328.98
04/25/2024	2024	S	542.53
05/01/2023	2023	S	428.32
05/12/2022	2022	F	371.12
07/16/2021	2021	F	179.00
04/23/2021	2021	S	186.43
09/15/2020	2020	F	217.66
05/12/2020	2020	S	226.35
10/04/2019	2019	F	219.66
04/16/2019	2019	S	228.63
10/25/2018	2018	F	238.93
05/04/2018	2018	S	248.90
11/03/2017	2017	F	238.74
04/21/2017	2017	S	250.17
10/25/2016	2016	F	248.28
05/09/2016	2016	S	263.12
09/28/2015	2015	F	253.12

05/12/2015	2015	S	262.19
10/30/2014	2014	F	222.89
04/17/2014	2014	S	234.33
10/21/2013	2013	F	174.27
04/29/2013	2013	S	176.87
10/17/2012	2012	F	171.10
04/30/2012	2012	S	172.91
10/21/2011	2011	F	167.95
05/09/2011	2011	S	169.54

Deduction Information

Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
2% Deduction																1734

Assessment Information

Type	2021	2022	2023	2024	2025
Residential Imp	0	0	0	0	0
Residential Land	0	0	0	0	0
Non-Residential Imp	0	0	0	0	0
Non-Residential land	17900	18100	21000	26600	31900
Totals	17900	18100	21000	26600	31900

General Information

Parcel Number
77-08-23-000-004.001-001

Local Parcel Number
08-23-000-004.001-001

Tax ID:

Routing Number

Property Class 100
Vacant Land

Year: 2025

Location Information

County
Sullivan

Township
CASS TOWNSHIP

District 001 (Local 009)
CASS TOWNSHIP

School Corp 7645
NORTHEAST

Neighborhood 995001-001
995001-001

Section/Plat

Location Address (1)
CO RD 225 N
SULLIVAN, IN 47882

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
	☐
Streets or Roads	**TIF**
Unpaved	☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, December 9, 2025
Review Group 3

Ownership

RLD ENTERPRISES INC
5 P STREET SW
WASHINGTON, DC 20024

Legal

W-1/2 NW SE
23-08-08 20.000

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/2013	RLD ENTERPRISES I		ND	/		I
06/05/2003	R L D ENTERPRISES		ND	/	$34,000	I

Notes

Agricultural

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	Annual Adj.	Annual Adj.	Annual Adj.	Misc	Annual Adj.
06/01/2025	As Of Date	06/08/2025	04/25/2024	07/05/2023	07/18/2022	08/02/2021
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	☑	☐	☑	☑	☑
$28,900	**Land**	**$28,900**	**$31,900**	**$26,600**	**$21,000**	**$18,100**
$0	Land Res (1)	$0	$0	$0	$0	$0
$28,900	Land Non Res (2)	$28,900	$31,900	$26,600	$21,000	$18,100
$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
$28,900	**Total**	**$28,900**	**$31,900**	**$26,600**	**$21,000**	**$18,100**
$0	Total Res (1)	$0	$0	$0	$0	$0
$28,900	Total Non Res (2)	$28,900	$31,900	$26,600	$21,000	$18,100
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 120', CI 100' Base Lot: Res 1' X 0', CI 0' X 1')

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
4	A	ALB2	0	0.1400	0.81	$2,120	$1,717	$240	0%	1.0000	0.00	100.00	0.00	$240
4	A	ALB3	0	3.6800	0.72	$2,120	$1,526	$5,616	0%	1.0000	0.00	100.00	0.00	$5,620
4	A	HKF3	0	1.2900	0.50	$2,120	$1,060	$1,367	0%	1.0000	0.00	100.00	0.00	$1,370
4	A	SN	0	0.6900	1.11	$2,120	$2,353	$1,624	0%	1.0000	0.00	100.00	0.00	$1,620
4	A	VGA	0	0.0300	0.94	$2,120	$1,993	$60	0%	1.0000	0.00	100.00	0.00	$60
4	A	VGB2	0	10.3300	0.85	$2,120	$1,802	$18,615	0%	1.0000	0.00	100.00	0.00	$18,610
6	A	ALB3	0	0.0300	0.72	$2,120	$1,526	$46	-80%	1.0000	0.00	100.00	0.00	$10
6	A	CND	0	0.0600	0.51	$2,120	$1,081	$65	-80%	1.0000	0.00	100.00	0.00	$10
6	A	HKF3	0	0.8200	0.50	$2,120	$1,060	$869	-80%	1.0000	0.00	100.00	0.00	$170
6	A	SN	0	1.0000	1.11	$2,120	$2,353	$2,353	-80%	1.0000	0.00	100.00	0.00	$470
6	A	VGB2	0	1.9300	0.85	$2,120	$1,802	$3,478	-80%	1.0000	0.00	100.00	0.00	$700

Data Source External Only **Collector** **Appraiser** 12/01/2015 TYLER-JM

Land Computations

Calculated Acreage	20.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	20.00
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	0.00
91/92 Acres	0.00
Total Acres Farmland	20.00
Farmland Value	$28,880
Measured Acreage	20.00
Avg Farmland Value/Acre	1444
Value of Farmland	$28,880
Classified Total	$0
Farm / Classifed Value	$28,900
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$28,900
CAP 3 Value	$0
Total Value	**$28,900**

LocationAddress	Co Rd 225 N Sullivan,IN 47882
OwnerAddress	5 P Street SW Washington,DC 20024
NeighborhoodNumber	995001-001
NeighborhoodName	995001-001
MarketArea	
PropertyClass	Vacant Land
PropertyClassNumber	100
LocalParcelNumber	08-23-000-004.002-001
RoutingNumber	

TaxBill History Information

Tax Year	Spring	Fall
2025 Pay 2026	262.09	253.67
2024 Pay 2025	302.17	293.00
2023 Pay 2024	253.66	244.00
2022 Pay 2023	200.64	193.00
2021 Pay 2022	169.23	162.66
2020 Pay 2021	171.85	165.00
2019 Pay 2020	206.71	198.77
2018 Pay 2019	209.42	201.20
2017 Pay 2018	228.72	219.56
2016 Pay 2017	230.08	219.57
2015 Pay 2016	241.12	227.52
2014 Pay 2015	240.27	231.96
2013 Pay 2014	215.27	204.76
2012 Pay 2013	162.55	160.16
2011 Pay 2012	158.90	157.24
2010 Pay 2011	155.98	154.51

Payment History Information

Pay Date	Payable Year	Payable Period	Amount
04/30/2026	2026	S	262.09
08/25/2025	2025	F	293.00
04/28/2025	2025	S	302.17
04/25/2024	2024	S	497.66
04/25/2024	2024	S	194.37
05/01/2023	2023	S	393.64
05/12/2022	2022	F	340.35
07/16/2021	2021	F	165.00
04/23/2021	2021	S	171.85
09/15/2020	2020	F	198.77
05/12/2020	2020	S	206.71
10/04/2019	2019	F	201.20
04/16/2019	2019	S	209.42
10/25/2018	2018	F	133.27
05/04/2018	2018	S	228.72
05/04/2018	2018	S	86.29
11/03/2017	2017	F	219.57
04/21/2017	2017	S	230.08
10/25/2016	2016	F	227.52



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77-08-23-000-004.002-001

General
Bills
Payments
Deductions
Assessments

Owner and General Parcel Information

Customer Links	TaxPayments
Property Card	Show Property Card
OwnerName	R L D Enterprises Inc
StateParcelNumber	77-08-23-000-004.002-001
PropertyNumber	01.01.00.001182
MapNumber	
LegalDescription	Nw Se Section: 23 Township: 08 Range: 08 Acres: 00017.600
Acreage	17.6000
InstrumentNumber	
BookNumber	
PageNumber	

05/09/2016	2016	S	241.12
09/28/2015	2015	F	231.96
05/12/2015	2015	S	240.27
10/30/2014	2014	F	204.76
04/17/2014	2014	S	215.27
10/21/2013	2013	F	160.15
04/29/2013	2013	S	162.55
04/29/2013	2013	S	0.01
10/17/2012	2012	F	157.24
04/30/2012	2012	S	158.90
10/21/2011	2011	F	154.51
05/09/2011	2011	S	155.98

Deduction Information

Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
2% Deduction																1614

Assessment Information

Type	2021	2022	2023	2024	2025
Residential Imp	0	0	0	0	0
Residential Land	0	0	0	0	0
Non-Residential Imp	0	0	0	0	0
Non-Residential land	16500	16600	19300	24400	29300
Totals	16500	16600	19300	24400	29300

General Information

Parcel Number
77-08-23-000-004.002-001

Local Parcel Number
08-23-000-004.002-001

Tax ID:

Routing Number

Property Class 100
Vacant Land

Year: 2025

Location Information

County
Sullivan

Township
CASS TOWNSHIP

District 001 (Local 009)
CASS TOWNSHIP

School Corp 7645
NORTHEAST

Neighborhood 995001-001
995001-001

Section/Plat

Location Address (1)
CO RD 225 N
SULLIVAN, IN 47882

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
	☐
Streets or Roads	**TIF**
Unpaved	☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, December 9, 2025

Review Group 3

Ownership

R L D ENTERPRISES INC
5 P ST SW
WASHINGTON, DC 20024

Legal

23-8-8 17.60AC W1/2 NW SE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/2013	R L D ENTERPRISES		ND	/		I
02/17/2004	R L D ENTERPRISES		ND	/	$32,600	I

Notes

Agricultural

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

2025 WIP		2025	2024	2023	2022	2021
	Assessment Year	2025	2024	2023	2022	2021
	Reason For Change	Annual Adj.	Annual Adj.	Annual Adj.	Misc	Annual Adj.
06/01/2025	**As Of Date**	06/08/2025	04/25/2024	07/05/2023	07/18/2022	08/02/2021
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	☑	☐	☑	☑	☑
$26,900	**Land**	**$26,900**	**$29,300**	**$24,400**	**$19,300**	**$16,600**
$0	Land Res (1)	$0	$0	$0	$0	$0
$26,900	Land Non Res (2)	$26,900	$29,300	$24,400	$19,300	$16,600
$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
$26,900	**Total**	**$26,900**	**$29,300**	**$24,400**	**$19,300**	**$16,600**
$0	Total Res (1)	$0	$0	$0	$0	$0
$26,900	Total Non Res (2)	$26,900	$29,300	$24,400	$19,300	$16,600
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth; Res 120', CI 100' Base Lot: Res 1' X 0', CI 0' X 1')

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
4	A	ALB2	0	0.5000	0.81	$2,120	$1,717	$859	0%	1.0000	0.00	100.00	0.00	$860
4	A	ALB3	0	10.3200	0.72	$2,120	$1,526	$15,748	0%	1.0000	0.00	100.00	0.00	$15,750
4	A	HKF3	0	1.1100	0.50	$2,120	$1,060	$1,177	0%	1.0000	0.00	100.00	0.00	$1,180
4	A	SN	0	1.3200	1.11	$2,120	$2,353	$3,106	0%	1.0000	0.00	100.00	0.00	$3,110
4	A	VGB2	0	2.3400	0.85	$2,120	$1,802	$4,217	0%	1.0000	0.00	100.00	0.00	$4,220
5	A	ALB2	0	0.2300	0.81	$2,120	$1,717	$395	-60%	1.0000	0.00	100.00	0.00	$160
5	A	ALB3	0	0.2100	0.72	$2,120	$1,526	$320	-60%	1.0000	0.00	100.00	0.00	$130
5	A	SN	0	1.5700	1.11	$2,120	$2,353	$3,694	-60%	1.0000	0.00	100.00	0.00	$1,480

Data Source External Only **Collector** **Appraiser** 12/01/2015 TYLER-JM

Land Computations

Calculated Acreage	17.60
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	17.60
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	0.00
91/92 Acres	0.00
Total Acres Farmland	17.60
Farmland Value	$26,890
Measured Acreage	17.60
Avg Farmland Value/Acre	1528
Value of Farmland	$26,890
Classified Total	$0
Farm / Classifed Value	$26,900
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$26,900
CAP 3 Value	$0
Total Value	**$26,900**

USDA

GEAR MAP | Farm 6085 | Tract 29606 | PY 2026

Sullivan County, Indiana



Common Land Unit

- Field Boundary
- Subfield Boundary
- Tract Boundary
- Farm Boundary
- Non-Cropland
- CRP

Wetland Determination

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2026 Program Year

Phy Cnty: Sullivan

0 250 500 Ft

[illegible]

Map Created September 23, 2026

USDA

GEAR MAP | Farm 6085 | Tract 30798 | PY 2026

Sullivan County, Indiana



Common Land Unit

- Field Boundary
- Subfield Boundary
- Tract Boundary
- Farm Boundary
- Non-Cropland
- CRP

Wetland Determination

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2026 Program Year

Phy Cnty: Sullivan

0 250 500 Ft

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Map Created September 23, 2026