


## CATEGORICAL EXCLUSION LEVEL 1 FORM

### GENERAL PROJECT INFORMATION

<b>Road No./County:</b>	United States Highway (US) 40 and Ronald Reagan Parkway / Hendricks County
<b>Designation Number(s):</b>	2300701
<b>Project Description/Termini:</b>	This document serves as an Advanced Acquisition CE for the modification and improvements of the US 40 and Ronald Reagan Parkway intersection. The project is located along US 40, from 3.62 miles west of I-465 to 4.74 miles west of I-465

**CE Level 1 documentation for exempted projects**

**Additional Information to CE Level 1**

**Approval:**  March 7, 2024  
INDOT DE/ESD Signature and Date

**Release for Public Involvement:** N/A  
INDOT DE/ESD Initials and Date

**Certification of Public involvement:** N/A  
INDOT Consultant Services Signature and Date

**INDOT DE/ESD Reviewer:** N/A  
Signature and Date

**CE Preparer:** Grace Brewington/ Lochmueller Group  
Name and Organization

**Indiana Department of Transportation**

County Hendricks

Route US 40 and Ronald Reagan Parkway

Des. No. 2300701

**GENERAL PROJECT INFORMATION, DESCRIPTION, AND DESIGN INFORMATION**

**Purpose and Need:**

**Need:** The Indiana Department of Transportation (INDOT) and Federal Highway Administration (FHWA) intend to proceed with the improvement of intersections along US Highway (US) 40. The demanding project schedule and imminent development of parcels necessary for the project at the intersection of US 40 and Ronald Reagan Parkway limits the future potential transportation alternatives and have necessitated accelerated delivery of project components. To capitalize on the economic conditions and fiscal constraints of highway funding, and to maintain all prudent and feasible alternatives, this project seeks to reduce project costs, shorten the project delivery schedule, including real estate acquisition, and maintain all prudent and feasible alternatives.

**Purpose:** The purpose of the proposed project is to protect INDOT and FHWA from imminent development of potential right-of-way (ROW) and to not limit the future potential transportation activities.

**Project Description (Preferred Alternative):**

INDOT is proposing to complete the advanced acquisition of eleven parcels, totaling 4.36 acres, in the southeast quadrant of the intersection of US 40 (locally known as Main Street) and Ronald Regan Parkway.

Parcel ID 32-09-20-300-006.000-027 is located west of County Road (CR) 1050 East (E) and consists of the roadside vegetation east of Ronald Reagan Parkway and an adjacent trail. Parcel ID 32-09-20-265-001.000-027 is located east of CR 1050 E and consists of a driveway south of US 40, portions of the CR 1050 E roadway, vegetation, and mature trees. Parcel ID 32-09-20-300-007.000-027 is located west of CR 1050 E and consists of a drive, a building associated with a former gas station operation, a portion of the CR 1050 E roadway, maintained lawn, and mature trees. Parcel ID 32-09-20-300-008.000-027 is located west of CR 1050 E and consists of forested land and a portion of the CR 1050 E roadway.

Parcel ID 32-09-20-300-044.000-027 is located west of CR 1050 E and consists of portions of Old National Road and CR 1050 E roadways and forested land. Parcel ID 32-09-20-300-046.000-027 is located west of CR 1050 E and consists of portions of Ronald Reagan Parkway and Old National Road roadways, a trail, and roadside vegetation. Only the east portion of the parcel consisting of the trail and roadside vegetation within the project area will be purchased as part of this project. Parcel ID 32-09-20-300-049.000-027 is located west of CR 1050 E and consists of forested land. Parcel ID 32-09-20-400-036.000-027 is located east of CR 1050 E and consists of vegetation, mature trees, and a portion of the CR 1050 E roadway. Parcel IDs 32-09-20-400-037.000-027, 32-09-20-400-046.000-027, and 32-09-20-400-047.000-027 are located east of CR 1050 E and consist of vegetation, lawn, and mature trees.

Regardless of the selected build alternative for the US 40 Intersection Improvement Project, INDOT plans to proceed (following all standard procedures) with the purchase of these parcels to facilitate the modification and

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County Hendricks

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	<p>improvement of the intersection. Refer to Appendix A, A3 for a map of parcels locations and Appendix C for the parcel reports.</p> <p>It is anticipated that an appropriate level of environmental documentation that satisfies the requirements of the National Environmental Policy Act (NEPA) will be prepared as part of the US 40 Intersection Improvement Project, which is anticipated to modify and improve approximately twelve intersections along the US 40 corridor. Alternatives for the US 40 Intersection Improvement Project will be evaluated as design progresses and a preferred alternative will be described in the environmental document.</p> <p>Under current and former regulations, advanced acquisition of portions of these parcels is possible, and it is a prudent and responsible option at this location where ROW acquisition is certain to occur under all reasonable alternatives analyzed in the forthcoming environmental document. The advanced acquisition of these parcels has independent utility, will not cause any adverse environmental impacts or relocations, will not impact Section 4(f) properties, and will not limit the choice of reasonable alternatives or prevent an impartial decision between alternatives. The purchase of ROW within the proposed parcels in no way restricts the federal agency from selecting any of the build alternatives that will be proposed in the US 40 Intersection Improvement Project environmental document.</p>
	<p><b>No Advance Acquisition Alternative:</b> This alternative would not utilize the allowable advanced acquisition of ROW per MAP-21 regulations. This alternative would not protect INDOT from imminent development and would limit the potential transportation alternatives for the US 40 Intersection Improvement Project, as well as delay construction and substantially lengthen the project schedule. Therefore, this alternative was dismissed from further consideration.</p>
<p><b>Funding Source(s):</b></p>	<p><input checked="" type="checkbox"/> Federal    <input checked="" type="checkbox"/> State    <input type="checkbox"/> Local    <input type="checkbox"/> Other</p>
<p><b>Project Sponsor:</b></p>	<p>INDOT</p>
<p><b>Estimated Cost:</b></p>	<p>\$5,700,000 (ROW only, FY 2026)    <b>Project Length:</b>    N/A</p>
<p><b>Public Involvement:</b></p>	<p><b>No: X    Yes:</b></p>
<p>Notice of Survey (NOS) letters were mailed to impacted property owners on January 3, 2024 (Appendix B, B1). To date, no public involvement activities have taken place. This CE-1 covers the protective purchase of parcels and does not meet the public hearing requirements described in the current <i>Indiana Department of Transportation (INDOT) Project Development Public Involvement Procedures Manual</i>. The parcels will remain in their current state until the US 40 Intersection Improvement Project environmental document is approved.</p> <p>Public involvement activities, including a public hearing, will be conducted as part of the development of the US 40 Intersection Improvement Project environmental document.</p>	

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County Hendricks Route US 40 and Ronald Reagan Parkway Des. No. 2300701

<b>Right-of-Way:</b>	<b>No:</b>	<b>Yes: X</b>
<p>This project is a buy and hold for ROW only. The project requires a total acquisition of 4.36 acres of permanent ROW.</p> <p>Parcel ID 32-09-20-300-006.000-027 (0.11 acre) is located west of CR 1050 E and consists of the roadside vegetation east of Ronald Reagan Parkway and an adjacent trail. Parcel ID 32-09-20-265-001.000-027 (0.76 acre) is located east of CR 1050 E and consists of a driveway south of US 40, portions of the CR 1050 E roadway, vegetation, and mature trees. Parcel ID 32-09-20-300-007.000-027 (0.64 acre) is located west of CR 1050 E and consists of a drive, a building associated with a former gas station operation, a portion of the CR 1050 E roadway, maintained lawn, and mature trees. Parcel ID 32-09-20-300-008.000-027 (0.98 acre) is located west of CR 1050 E and consists of forested land and a portion of the CR 1050 E roadway. Parcel ID 32-09-20-300-044.000-027 (0.54 acre) is located west of CR 1050 E and consists of portions of Old National Road and CR 1050 E roadways, and forested land. Parcel ID 32-09-20-300-046.000-027 (0.39 acre) is located west of CR 1050 E and consists of portions of Ronald Reagan Parkway and Old National Road roadways, a trail, and roadside vegetation. Only the east portion of the parcel consisting of the trail and roadside vegetation within the project area will be purchased as part of this project (0.10 acre). Parcel ID 32-09-20-300-049.000-027 (0.08 acre) is located west of CR 1050 E and consists of forested land. Parcel ID 32-09-20-400-036.000-027 (0.55 acre) is located east of CR 1050 E and consists of vegetation, mature trees, and a portion of the CR 1050 E roadway. Parcel IDs 32-09-20-400-037.000-027 (0.31 acre), 32-09-20-400-046.000-027 (0.13 acre), and 32-09-20-400-047.000-027 (0.16 acre) are located east of CR 1050 E and consist of vegetation, lawn, and mature trees.</p> <p>If the scope of work or permanent or temporary right-of-way amounts change, the INDOT Environmental Services Division (ESD) and the INDOT District Environmental Section will be contacted immediately.</p>		
<b>Maintenance of Traffic (MOT) During Construction:</b>	<b>No: X</b>	<b>Yes:</b>
<p>This project is a buy and hold for ROW only. There will be no maintenance of traffic (MOT) plan involved with the advanced acquisition of ROW.</p>		
<b>Bridge(s) and/or Small Structure(s) (include structure number(s)):</b>	<b>No: X</b>	<b>Yes:</b>
<p>This project is a buy and hold for ROW only. Based on a review of the INDOT Bridge and Drainage Asset Viewer (<a href="https://indot.maps.arcgis.com/apps/webappviewer/index.html?id=2566be6a717042e895e511aeac5a09e7">https://indot.maps.arcgis.com/apps/webappviewer/index.html?id=2566be6a717042e895e511aeac5a09e7</a>), no bridges are located within the project area. Small structures may be located within the project area and will be identified during the environmental survey and development of the environmental document. The parcels will remain in their current state until the environmental document for the US 40 Intersection Improvement Project is approved.</p>		
<b>IDENTIFICATION AND EVALUATION OF IMPACTS</b>		
<b>Early Coordination:</b>		
<p>This project is a buy and hold for ROW only. Early coordination letters will be sent during the environmental process to be completed for the US 40 Intersection Improvement Project.</p>		
<b>Streams, Rivers, and Other Jurisdictional Features Impacted:</b>	<b>No: X</b>	<b>Yes:</b>
<p>This project is a buy and hold for ROW only. Based on an online review of IndianaMap (<a href="https://www.indianamap.org/">https://www.indianamap.org/</a>), and the USGS Topographic map of the project area (Appendix A, A2), one National Hydrography Dataset (NHD) flowline is located within the project area and roadside ditches may be present. As part of the US 40 Intersection Improvement Project, an environmental survey will be conducted</p>		



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during the growing season to determine the presence of jurisdictional features. Any impacts to stream or river features will be documented in that environmental document. The parcels will remain in their current state until the environmental document is approved.		
<b>Open Water Feature(s):</b>	<b>No: X</b>	<b>Yes:</b>
This project is a buy and hold for ROW only. Based on an online review of IndianaMap ( <a href="https://www.indianamap.org/">https://www.indianamap.org/</a> ) and the aerial map of the project area (Appendix A, A3), no open water features are located on or adjacent to the project area. As part of the US 40 Intersection Improvement Project, an environmental survey will be conducted during the growing season to determine the presence of jurisdictional features. Any impacts to open water features will be documented in that environmental document. The parcels will remain in their current state until the environmental document is approved.		
<b>Wetlands:</b>	<b>No: X</b>	<b>Yes:</b>
This project is a buy and hold for ROW only. Based on an online review of IndianaMap ( <a href="https://www.indianamap.org/">https://www.indianamap.org/</a> ) and the aerial map of the project area (Appendix A, A3), no wetland features are located on or adjacent to the project area. As part of the US 40 Intersection Improvement Project, an environmental survey will be conducted during the growing season to determine the presence of jurisdictional features. Any impacts to wetland features will be documented in that environmental document. The parcels will remain in their current state until the environmental document is approved.		
<b>Terrestrial Habitat:</b>	<b>No: X</b>	<b>Yes:</b>
This project is a buy and hold for ROW only. Based on the aerial map of the project area (Appendix A, A3), all eleven parcels within the project area contain terrestrial habitat. See the <i>Project Description</i> section for existing parcel information. Parcels within the project area consist of mature trees, maintained lawn, and roadside vegetation. Terrestrial habitat will be identified during the environmental survey to be completed as part of the intersection improvement project. The parcels will remain in their current state until the US 40 Intersection Improvement Project environmental document is approved, and all required permits are obtained. Any impacts will be documented in the US 40 Intersection Improvement Project environmental document.		
<b>Protected Species:</b>	<b>No: X</b>	<b>Yes:</b>
This project is a buy and hold for ROW only. The parcels will remain in their current state until the US 40 Intersection Improvement Project environmental document is approved.  Any impacts to protected species and any Avoidance and Minimization Measures (AMMs), such as tree-clearing and lighting restrictions, will be summarized in the environmental document for the US 40 Intersection Improvement Project. All Section 7 coordination with the U.S. Fish and Wildlife Service (USFWS) will also be documented in the environmental document. Any impacts will be documented in the US 40 Intersection Improvement Project environmental document.		
<b>Geological and Mineral Resources:</b>	<b>No: X</b>	<b>Yes:</b>
This project is a buy and hold for ROW only. Based on an online review of IndianaMap ( <a href="https://www.indianamap.org/">https://www.indianamap.org/</a> ), this project is not located within the designated karst region. Coordination will occur with the Indiana Geological and Water Survey (IGWS) during preparation of the environmental document. Any impacts to geological and mineral resources will be documented in the environmental document for the US 40 Intersection Improvement Project.		

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<b>Drinking Water Resources:</b>	<b>No: X</b>	<b>Yes:</b>
This project is a buy and hold for ROW only. The parcels will remain in their current state until the environmental document for the US 40 Intersection Improvement Project is approved. Any impacts to drinking water resources will be identified in that environmental document.		
<b>Floodplains:</b>	<b>No: X</b>	<b>Yes:</b>
This project is a buy and hold for ROW only. Based on an online review of IndianaMap ( <a href="https://www.indianamap.org/">https://www.indianamap.org/</a> ), and the Indiana Department of Natural Resources (IDNR) Floodplain Information Portal ( <a href="https://indnr.maps.arcgis.com/apps/webappviewer/index.html?id=05026dabc2e8461983e196d56a213c1e">https://indnr.maps.arcgis.com/apps/webappviewer/index.html?id=05026dabc2e8461983e196d56a213c1e</a> ), this project is not located within a floodplain. Coordination will occur with the IDNR Division of Fish and Wildlife during the development of the environmental document for the US 40 Intersection Improvement Project. Any impacts to floodplains will be identified in the environmental document, and the parcels will remain in the current state until the environmental document is approved.		
<b>Farmland:</b>	<b>No: X</b>	<b>Yes:</b>
This project is a buy and hold for ROW only. Based on the aerial map of the project area (Appendix A, A3), there is no farmland within or adjacent to the project. No conversion will be associated with the acquisition of ROW. Coordination will occur with the Natural Resources Conversation Service (NRCS) during the preparation of the environmental document for the US 40 Intersection Improvement Project. Any impacts to farmland will be identified in that environmental document. The parcels will remain in their current state until the environmental document is approved.		
<b>Cultural Resources:</b>	<b>No: X</b>	<b>Yes:</b>
<p>This project is a buy and hold for ROW only. A National Register of Historic Places (NRHP) Assessment was completed on January 31, 2024 by Lochmueller Group (Appendix D, D1 to D21). This assessment evaluated the potential historical significance of the former gas station building located on Parcel ID 32-09-20-300-007.000-027. Additionally, the NRHP, Indiana Register of Historic Sites and Structures, the State Historic Architectural and Archaeological Research Database (SHAARD), the Indiana Historic Buildings, Bridges, and Cemeteries Map (IHBBCM), the Indiana Historic Sites and Structure Inventory (IHSSI), and the Hendricks County Interim Report (1989) were consulted. No properties listed or recommended eligible for listing in the NRHP were identified in the project area. INDOT Cultural Resources Office (CRO) concurred with this assessment on February 22, 2024.</p> <p>Full Section 106 will be completed during the development of the environmental document for the US 40 Intersection Improvement Project. Any cultural resources impacts will be identified in that environmental document. The parcels will remain in their current state until the environmental document is approved.</p>		
<b>Section 4(f) and Section 6(f) Resources:</b>	<b>No: X</b>	<b>Yes:</b>
<p>Section 4(f) of the U.S. Department of Transportation Act of 1966 prohibits the use of certain public and historic lands for federally funded transportation facilities unless there is no feasible and prudent alternative. The law applies to significant publicly owned parks, recreation areas, wildlife / waterfowl refuges, and NRHP eligible or listed historic properties regardless of ownership. Lands subject to this law are considered Section 4(f) resources.</p> <p>This project is a buy and hold for ROW only. Based on an online review of IndianaMap (<a href="https://www.indianamap.org/">https://www.indianamap.org/</a>), and the aerial map of the project area (Appendix A, A3), there is one potential Section 4(f) resource within the project area. Ronald Reagan Parkway Trail is located along the east side of Ronald Reagan Parkway and is publicly owned by the Town of Plainfield. Coordination with the Town of</p>		



**Indiana Department of Transportation**

County Hendricks Route US 40 and Ronald Reagan Parkway Des. No. 2300701

be identified during the development of the environmental document for the US 40 Intersection Improvement Project. The parcels will remain in the current state until the environmental document is approved.

<b>Hazardous Materials and Regulated Substances:</b>	<b>No: X</b>	<b>Yes:</b>
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This project is a buy and hold for ROW only. Based on an online review of IndianaMap (<https://www.indianamap.org/>), several hazardous material concerns (hazmat sites) or sites involved with regulated substances were identified within 0.5 mile of the project area. A Red Flag Investigation (RFI) will be conducted to evaluate impacts during the preparation of the US 40 Intersection Improvement Project environmental document. The parcels will remain in their current state until that environmental document is approved. Any impacts will be documented in the environmental document for the proposed project.

<b>Permits:</b>	<b>No: X</b>	<b>Yes:</b>
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This project is a buy and hold for ROW only. Permits will be identified during the preparation of the US 40 Intersection Improvement Project environmental document. The parcels will remain in their current state until that environmental document is approved. Any impacts will be documented in the environmental document for the US 40 Intersection Improvement Project.

**ENVIRONMENTAL COMMITMENTS:**

- Firm:**
1. This project is a buy and hold for ROW only. No demolitions or ground-disturbing activities will occur until the NEPA document review is complete and approved by the appropriate agencies for the modification and improvements of the US 40 and Ronald Reagan Parkway intersection and US 40 corridor. (INDOT ESD)
  2. If the scope of work or permanent or temporary right-of-way amounts change, the INDOT Environmental Services Division (ESD) and the INDOT District Environmental Section will be contacted immediately. (INDOT ESD)

Des. No.: 2300701  
US 40 Intersection Improvement Project - Protective Purchase  
Hendricks County, Indiana

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**Appendix A: Graphics**

Location Map .....	A1
USGS Topographic Map (Bridgeport Quadrangle).....	A2
Aerial Map (2020).....	A3

**Appendix B: Notice of Survey**

Sample Notice of Survey Letter (January 3, 2024) .....	B1
Notice of Survey Mailing List.....	B2

**Appendix C: Parcel Reports**

Parcel ID 32-09-20-265-001.000-027 Report .....	C1-C2
Parcel ID 32-09-20-300-006.000-027 Report .....	C3
Parcel ID 32-09-20-300-007.000-027 Report .....	C4-C5
Parcel ID 32-09-20-300-008.000-027 Report .....	C6
Parcel ID 32-09-20-300-044.000-027 Report .....	C7
Parcel ID 32-09-20-300-046.000-027 Report .....	C8
Parcel ID 32-09-20-300-049.000-027 Report .....	C9
Parcel ID 32-09-20-400-036.000-027 Report .....	C10
Parcel ID 32-09-20-400-037.000-027 Report .....	C11
Parcel ID 32-09-20-400-046.000-027 Report .....	C12
Parcel ID 32-09-20-400-047.000-027 Report .....	C13

**Appendix D: National Register of Historic Places (NRHP) Report**

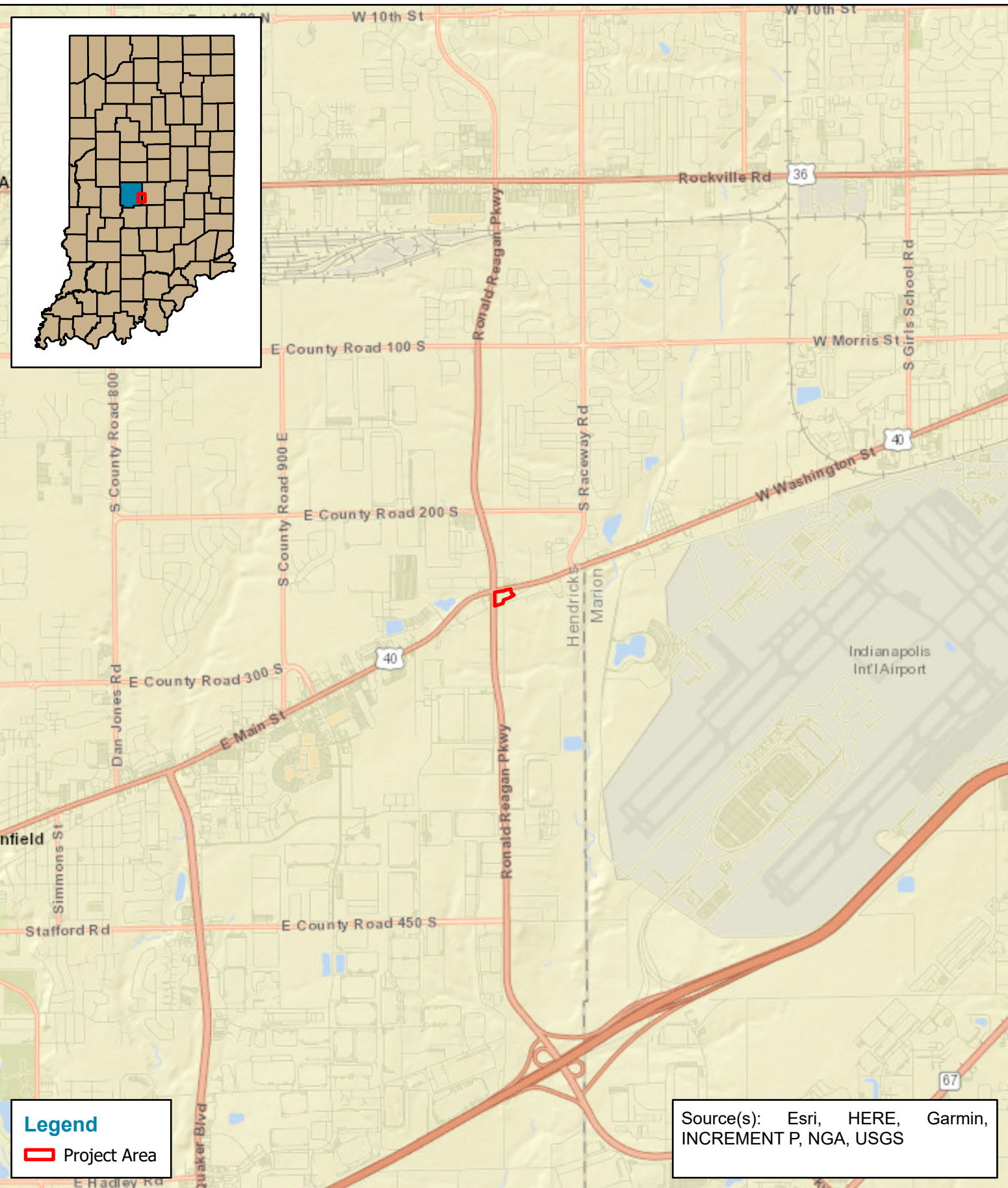
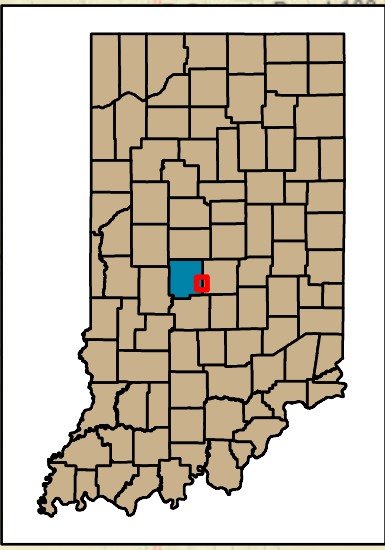
NRHP Assessment .....	D1-D21
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**Appendix E: Section 4(f) Coordination**


Town of Plainfield Response Email (February 23, 2024) .....	E1-E2
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**Categorical Exclusion**  
**Appendix A**  
**Graphics**





**Legend**

 Project Area

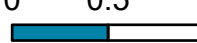
Source(s): Esri, HERE, Garmin, INCREMENT P, NGA, USGS




**LOCHMUELLER GROUP**

3502 Woodview Trace, Suite 150  
 Indianapolis, IN 46268  
 Phone: (317) 222-3880  
 Fax: (317) 222-3881

**Location Map**  
 Des. No. 2300701

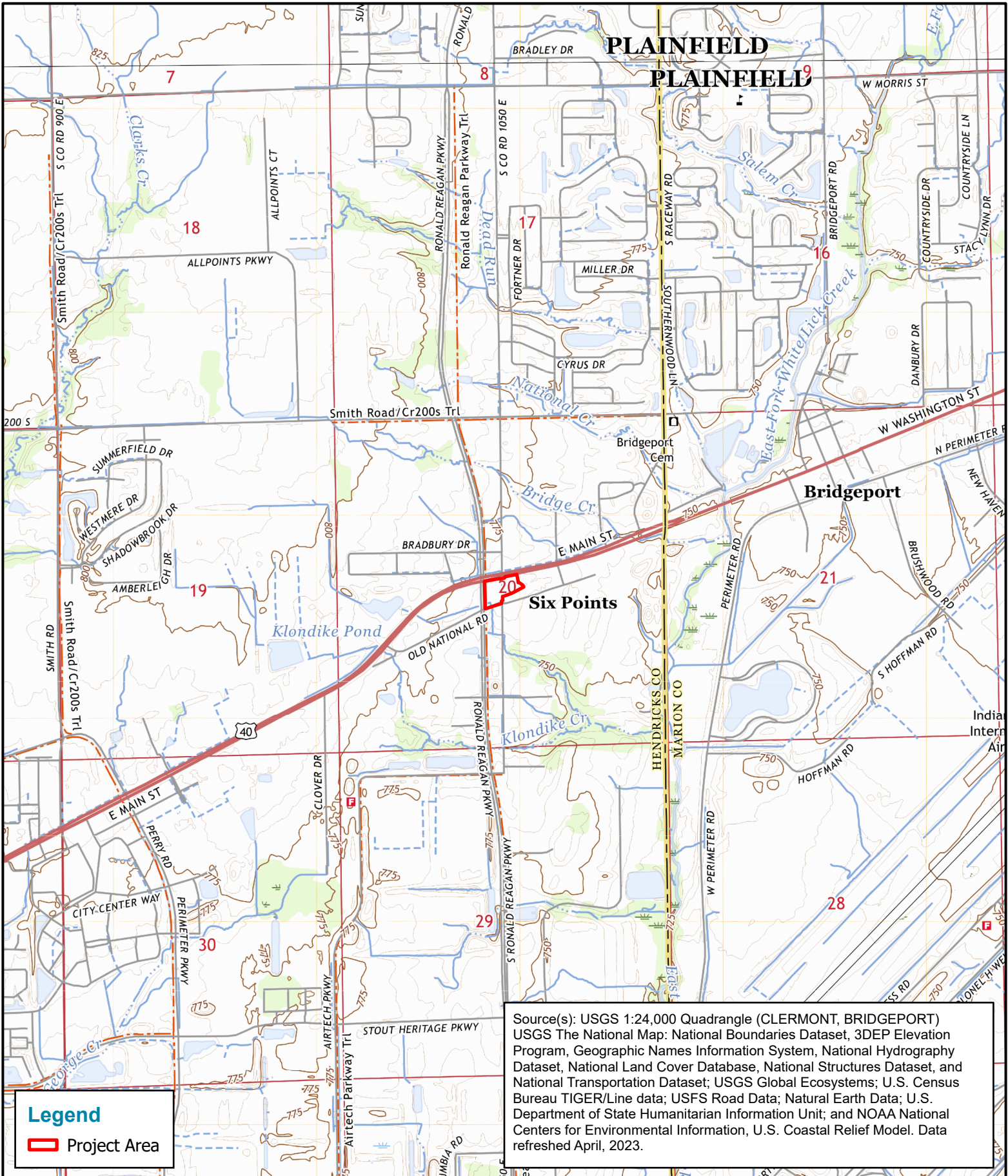
0 0.5 1  
 Miles



County: Hendricks  
 Township: Washington  
 State: Indiana

US 40 and Ronald Reagan Parkway  
 Protective Purchase Project  
 Created: 2/21/2024, Grace.Brewington





**Legend**

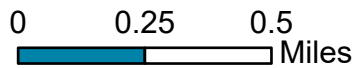
 Project Area

Source(s): USGS 1:24,000 Quadrangle (CLERMONT, BRIDGEPORT)  
 USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed April, 2023.



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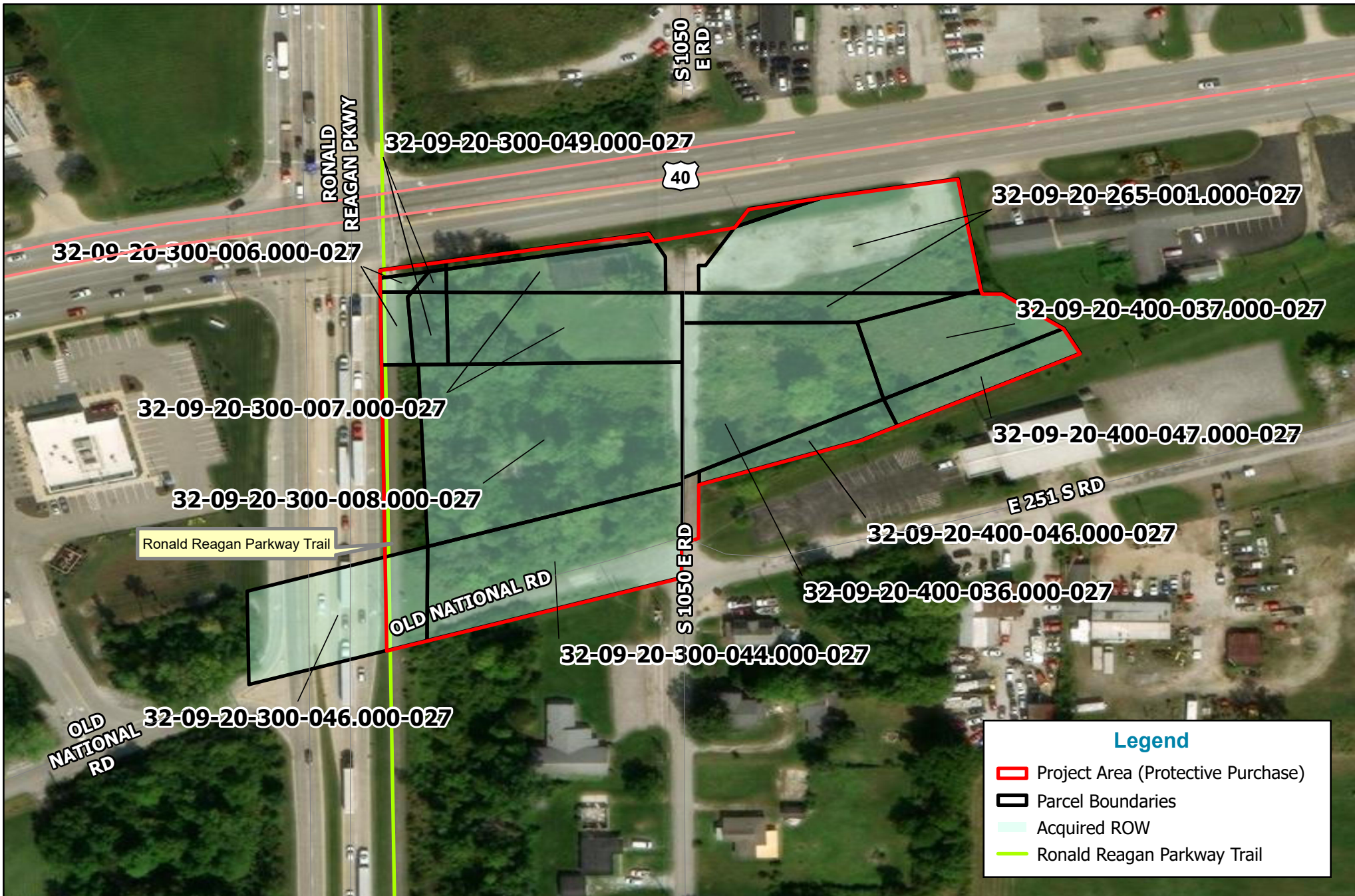
**USGS Topographic Map (1:24,000)**  
**BRIDGEPORT QUADRANGLE**  
 Des. No. 2300701



County: Hendricks  
 Township: Washington  
 State: Indiana

US 40 and Ronald Reagan Parkway  
 Protective Purchase Project  
 Created: 2/27/2024, Grace.Brewington





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**Aerial Map (2020)**  
 Des. No. 2300701

0 75 150 Feet

N

County: Hendricks  
 Township: Washington  
 State: Indiana

US 40 and Ronald Reagan Parkway  
 Protective Purchase Project  
 Created: 3/1/2024, Grace.Brewington

Aerial Source: 2020 Indiana NAIP  
 Map Source(s): Maxar, Microsoft

**Categorical Exclusion**  
**Appendix B**  
**Notice of Survey**



# INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue  
Room N758-ES  
Indianapolis, Indiana 46204

PHONE: (855) 463-6848  
(855) INDOT4U

**Eric Holcomb, Governor**  
**Michael Smith, Commissioner**

January 3, 2024

## NOTICE OF ENTRY FOR SURVEY OR INVESTIGATION

RE: Des. No. 2300701  
Protective Purchase Project  
US 40 (Main Street) and Ronald Reagan Parkway  
Hendricks County, Indiana  
Lochmueller Project No.: 121-2035-02

Dear Property Owner:

Lochmueller Group, Inc. has been retained by the Indiana Department of Transportation (INDOT) for the development of environmental documentation associated with the above referenced project. Our information indicates that you own property near the proposed project.

Members of our team, including personnel from Lochmueller Group, Inc. will be performing surveys of the project area in the near future. It may be necessary for them to come onto your property to complete this work. This is permitted by law under Indiana Code IC 8-23-7-26. If you are available, our survey team will show identification before coming onto your property. If you have sold this property, or it is occupied by someone else, please advise us of the name and address of the current owner/occupant so that we may contact them about the survey.

The survey work will be limited to the visual evaluation of above-ground structures and the surrounding area for potential historical significance. If there is a need for additional surveys, you will be contacted through separate communication.

At this stage, we generally do not know what effect, if any, the project may eventually have on your property. If we later determine that your property is involved, you will be contacted with additional information.

Please be assured of our sincere desire to cause you as little inconvenience as possible during this survey. If any problems do occur, please contact our field crew or call me at (317) 334-6807 or write to me at [CCosta@lochgroup.com](mailto:CCosta@lochgroup.com). You may also contact the INDOT Project Manager, Ms. Kaitlyn McDaniel, at (765) 376-4754 or [KaMcdaniel@indot.in.gov](mailto:KaMcdaniel@indot.in.gov) regarding the project.

Thank you in advance for your cooperation.

Sincerely yours,

**LOCHMUELLER GROUP, INC.**

A handwritten signature in black ink, appearing to read 'Chad Costa', is written over a light blue horizontal line.

Chad Costa  
Environmental Department Manager

Name	Owner Address	City State	Zip	State Parcel Number	Alternate ID
GRUNDY FAMILY TRUST & MDC ASSET PROTECTION TRUST COLL MARGARET ANN 1% LIFE EST INT	6314 N 50 W	Lizton, IN	46149	32-09-20-300-049.000-027 & 32-09-20-300-007.000-027	25-1-20-52E-300-049 & 25-1-20- 52E-300-007
HENDRICKS COUNTY BOARD OF COMMISSIONERS	355 S Washington St #204	Danville, IN	46122	32-09-20-300-006.000-027 & 32-09-20-300-046.000-027	25-1-20-52E-300-006 & 25-1-20- 52E-300-046
PATEL SHAILESH & ENGELHARDT ANNE TIC	2810 Dursillas Dr	Plainfield, IN	46168	32-09-20-300-044.000-027, 32- 09-20-265-001.000-027, 32-09- 20-400-037.000-027, 32-09-20- 400-036.000-027, 32-09-20-400- 046.000-027, & 32-09-20-400- 047.000-027	25-1-20-52E-300-044, 25-1-20- 52E-265-001, 25-1-20-52E-400- 037, 25-1-20-52E-400-036, 25-1- 20-52E-400-046, & 32-09-20- 400-047.000-027
STATE OF INDIANA - INDOT REAL ESTATE DIVISION	100 N Senate Ave Rm N642	Indianapolis, IN	46204	32-09-20-265-009.000-027, 32- 09-20-100-016.000-027, & 32- 09-20-100-015.000-027	25-1-20-52E-265-009, 25-1-20- 52E-100-016, & 25-1-20-52E- 100-015
MATUSKY MICHAEL FELIX FREDERICK THOMAS MARCUS ALLEN AMBER DAWN THOMAS MATUSKY MINORS TRUST FBO NATALIA MATUSKY	8201 S 122 St	Seattle, WA	98178	32-09-20-300-008.000-027	25-1-20-52E-300-008

**Categorical Exclusion**  
**Appendix C**  
**Parcel Reports**

32-09-20-265-001.000-027

PATEL, SHAILESH V & CHETNA

3105 E MAIN ST

456, Parking Lot or Structure

Fringe-Excellent-AC-25/499 1/2

**General Information**

**Parcel Number**  
32-09-20-265-001.000-027

**Local Parcel Number**  
25-1-20-52E 265-001

**Tax ID:**  
025-120521-265001

**Routing Number**

**Ownership**

PATEL, SHAILESH V & CHETNA S  
2810 DURILLAS DR  
PLAINFIELD, IN 46168

**Legal**

PT SW NE 20-15-2E .76AC

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/18/2019	PATEL, SHAILESH V	WD	WD	/	\$360,628	I
07/18/2019	HOLZKNECHT, THOM	TRD	TRD	/	\$0	I
05/06/2010	THOMAS L & JUDITH	0	WD	0/0	\$0	I
08/06/2002	HOLZKNECHT, THOM		WD	/	\$0	I
01/01/1900	ELLIS ROY OLIVER		WD	/	\$0	I

**Notes**

10/6/2020 REASSESSMENT: 21/22 CYCLICAL RA PERFORMED BY NEXUS GROUP-NO CHANGE. JSA

2/23/2012 GENERAL: 12-13 ADDED PAVING. MEJ

7/1/2009 : 08/09 CBTB-NH REALIGNMENT TMS

2/9/2009 : 08/09 REMOVED HOUSE & SHED PKM

7/22/2007 : 07-08 CORRECTED HOUSE SQUARE FOOTAGE. MEJ 7-22-07

10/17/2005 : 06/07 CHANGED LAND TO PRIMARY RURAL EXCELLENT, ADDED TATTOO PARLOR BUILDING WHICH HAD BEEN OMITTED IN IN ERROR, CORRECTED PRICING OF DWELLING. 10/17/05 MW

**Property Class 456**  
Parking Lot or Structure

**Commercial**

Year: 2023

**Location Information**

**County**  
Hendricks

**Township**  
WASHINGTON TOWNSHIP

**District 027 (Local 025)**  
PLAINFIELD - WASHINGTON TWP

**School Corp 3315**  
AVON COMMUNITY

**Neighborhood 4992560**  
Fringe-Excellent-AC-25

**Section/Plat**  
020

**Location Address (1)**  
3105 E MAIN ST  
PLAINFIELD, IN 46168

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
02/19/2023	As Of Date	04/06/2023	04/07/2022	03/27/2021	04/01/2020	03/22/2019
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$94,200</b>	<b>Land</b>	<b>\$94,200</b>	<b>\$94,200</b>	<b>\$94,200</b>	<b>\$94,200</b>	<b>\$94,200</b>
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$94,200	Land Non Res (3)	\$94,200	\$94,200	\$94,200	\$94,200	\$94,200
<b>\$2,200</b>	<b>Improvement</b>	<b>\$2,200</b>	<b>\$2,200</b>	<b>\$2,100</b>	<b>\$2,100</b>	<b>\$22,600</b>
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,200	Imp Non Res (3)	\$2,200	\$2,200	\$2,100	\$2,100	\$22,600
<b>\$96,400</b>	<b>Total</b>	<b>\$96,400</b>	<b>\$96,400</b>	<b>\$96,300</b>	<b>\$96,300</b>	<b>\$116,800</b>
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$96,400	Total Non Res (3)	\$96,400	\$96,400	\$96,300	\$96,300	\$116,800

**Land Data (Standard Depth: Res 100', CI 100' 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
11	A		0	0.76	1.24	\$100,000	\$124,000	\$94,240	0%	0%	1.0000	\$94,240

**Zoning**

**Subdivision**  
PLFD\_WASH ALL POINTS TIF AR

**Lot**

**Market Model**  
Z-C/I MKT CHG -5%

**Land Computations**

Calculated Acreage	0.76
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.76
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	0.76
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	\$94,200
<b>Total Value</b>	<b>\$94,200</b>

**Characteristics**

**Topography**  **Flood Hazard**

**Public Utilities**  **ERA**

**Streets or Roads**  **TIF**

**Neighborhood Life Cycle Stage**  
Static

Printed Saturday, April 22, 2023

**Review Group** 2025

**Data Source** Aerial **Collector** **Appraiser**



General Information

Occupancy Paving
Description Paving
Story Height 0
Style N/A
Finished Area
Make

Floor Finish

Earth Tile
Slab Carpet
Sub & Joist Unfinished
Wood Other
Parquet

Wall Finish

Plaster/Drywall Unfinished
Paneling Other
Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
Wood Shingle Other

Exterior Features

Description Area Value

Plumbing

# TF
Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

Cost Ladder

Floor Constr Base Finish Value Totals
1
2
3
4
1/4
1/2
3/4
Attic
Bsmt
Crawl
Slab

Total Base Row Type Adj.

Adjustments
Unfin Int (-)
Ex Liv Units (+)
Rec Room (+)
Loft (+)
Fireplace (+)
No Heating (-)
A/C (+)
No Elec (-)
Plumbing (+ / -)
Spec Plumb (+)
Elevator (+)

Sub-Total, One Unit \$0
Sub-Total, 1 Units
Exterior Features (+) \$0 \$0
Garages (+) 0 sqft \$0 \$0
Quality and Design Factor (Grade) 1.00
Location Multiplier 1.00
Replacement Cost \$11,203

Specialty Plumbing

Description Count Value

Summary of Improvements

Table with 20 columns: Description, Res Eligibl, Story Height, Construction, 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, Improv Value. Row 1: 1: Paving, 0%, 1, Asphalt, C, 2010, 2010, 13 A, \$2.81, 1.00, \$2.81, 3,987 sqft, \$11,203, 80%, \$2,240, 0%, 100%, 1.000, 1.0000, \$2,200

32-09-20-300-006.000-027

BOARD OF HENDRICKS COUNTY

ROAD ROW

620, Exempt, County

ROAD RIGHT OF WAY-25/6 1/2

General Information

Parcel Number 32-09-20-300-006.000-027
Local Parcel Number 25-1-20-52E 300-006
Tax ID: 025-120521-300006
Routing Number

Ownership

BOARD OF HENDRICKS COUNTY C
355 S WASHINGTON ST
DANVILLE, IN 46122
Legal PT W 20-15-2E .11AC

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/18/2004 to 01/01/1900.

Notes

7/7/2021 REASSESSMENT: 22/23 CYCLICAL RA NO CHANGE, JSA
7/10/2017 REASSESSMENT: 2018 CYCLICAL RA - NO CHANGE, ROW NDL
6/17/2009 : 09/10 SPLIT (A25G) .08AC WENT TO 300-049 JMH
3/16/2000 : 00/01 SPLIT ANNEXATION CAME FROM 12-4-20-52E 300-006-C1 KMC

Property Class 620

Exempt, County

Exempt

Year: 2023

Location Information

County Hendricks
Township WASHINGTON TOWNSHIP
District 027 (Local 025) PLAINFIELD - WASHINGTON TWP
School Corp 3315 AVON COMMUNITY
Neighborhood 6100025 ROAD RIGHT OF WAY-25
Section/Plat 020
Location Address (1) ROAD ROW PLAINFIELD, IN 46168

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

Table with columns: Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes dollar amounts for various categories.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row 1: 11, A, 0, 0.11, 1.00, \$5,000, \$5,000, \$550, 0%, 0%, 1.0000, \$550

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage

Other

Printed Saturday, April 22, 2023

Review Group 2022

Data Source N/A

Collector

Appraiser

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.11), Actual Frontage (0), Developer Discount, Parcel Acreage (0.11), 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 (0.11), 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 (\$600), Total Value (\$600)



32-09-20-300-007.000-027

GRUNDY FAM TRUST & MDC AS

LAND ONLY

499, Other Commercial Structures

Fringe-Excellent-AC-25/499 1/2

**General Information**

**Parcel Number**  
32-09-20-300-007.000-027

**Local Parcel Number**  
25-1-20-52E 300-007

**Tax ID:**  
025-120521-300007

**Routing Number**

**Ownership**

GRUNDY FAM TRUST & MDC ASSET  
MARGARET ANN COLL 1% LIFE EST  
3487 W US HIGHWAY 36  
DANVILLE, IN 46122

**Legal**

PT SW NE 20-15-2E 0.64AC  
DBA: VACANT

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/18/2020	GRUNDY FAM TRUST	QCD	QC	/	\$0	I
05/01/2012	GRUNDY FAMILY TR	QCD	QC	/	\$0	I
02/02/2010	SKINNER, MARY RO	0	TRD	0/0	\$0	I
01/01/1900	WELCH FREDRICK J		WD	/	\$0	I

**Notes**

10/5/2020 REASSESSMENT: 21/22 CYCLICAL RA PERFORMED BY NEXUS GROUP- CHANGED BLD TO C/I UTIL STOR KEPT ALL OTHER INFO SAME. JSA

5/11/2015 NEW CONSTR: 15/16 REMOVED HOME & DET GARAGE AND HOMESITE. JSA

5/28/2013 CE/AUD: 12/13 CE/AUD CHG (FORM 130) - CHGD COND ON ALL BLDGS - LOWERED GRADE ON SERVICE STATION & DET GAR PKP

4/16/2013 NEW CONSTR: 13-14 REDREW SKETCH FROM DOT AND ADDED CONCRETE PATIO FROM SITE REVIEW. MEJ

**Property Class 499**  
Other Commercial Structures

Year: 2023

**Location Information**

**County**  
Hendricks

**Township**  
WASHINGTON TOWNSHIP

**District 027 (Local 025)**  
PLAINFIELD - WASHINGTON TWP

**School Corp 3315**  
AVON COMMUNITY

**Neighborhood 4992560**  
Fringe-Excellent-AC-25

**Section/Plat**  
020

**Location Address (1)**  
LAND ONLY  
INDIANAPOLIS, IN 46231

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	<b>Reason For Change</b>	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
03/13/2023	<b>As Of Date</b>	04/06/2023	04/07/2022	03/27/2021	04/01/2020	03/22/2019
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$89,600</b>	<b>Land</b>	<b>\$89,600</b>	<b>\$89,600</b>	<b>\$89,600</b>	<b>\$89,600</b>	<b>\$89,600</b>
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$89,600	Land Non Res (3)	\$89,600	\$89,600	\$89,600	\$89,600	\$89,600
<b>\$23,300</b>	<b>Improvement</b>	<b>\$23,300</b>	<b>\$23,300</b>	<b>\$21,100</b>	<b>\$20,900</b>	<b>\$20,900</b>
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$23,300	Imp Non Res (3)	\$23,300	\$23,300	\$21,100	\$20,900	\$20,900
<b>\$112,900</b>	<b>Total</b>	<b>\$112,900</b>	<b>\$112,900</b>	<b>\$110,700</b>	<b>\$110,500</b>	<b>\$110,500</b>
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$112,900	Total Non Res (3)	\$112,900	\$112,900	\$110,700	\$110,500	\$110,500

2/28/2012 : 11/12 NO VALUE CHG CHGD ALLOCATIONS PER USE GLB

3/23/2009 : 08-09 COMMERCIAL DEMOLITION PERMIT- NO CHANGE. MEJ 3-23-09

2/13/2003 : 02-03 RSMT MEJ

3/30/2000 : 98/99 REMOVE FRAME GARAGE 26 X 26 (DESTROYED-PERMIT # 97-0128) \*\*\*\*\*SEE BOTH RESIDENTIAL & COMMERCIAL CARDS\*\*\*\*\*  
00-01 SPLIT ANNEXATION CAME FROM 12-4-20-52E 300-007 MEJ 3-30-00

**Land Data (Standard Depth: Res 100', CI 100' 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
11	A		0	0.64	1.40	\$100,000	\$140,000	\$89,600	0%	0%	1.0000	\$89,600

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
Z12-C/I WASHINGTON (VAC)

**Land Computations**

Calculated Acreage	0.64
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.64
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	0.64
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	\$89,600
<b>Total Value</b>	<b>\$89,600</b>

**Characteristics**

**Topography**  **Flood Hazard**

**Public Utilities**  **ERA**

**Streets or Roads**  **TIF**

**Neighborhood Life Cycle Stage**  
Static

Printed Saturday, April 22, 2023

**Review Group** 2025

**Data Source** External Only **Collector** **Appraiser**

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Utility / Storage
<b>Description</b>	C/I Building	<b>Pre. Framing</b>	Fire Resistant
<b>Story Height</b>	1	<b>Pre. Finish</b>	Unfinished
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
-----------	----------	----------	----------

**Wall Type** 1: 1(204')

**Heating**

**A/C**

**Sprinkler**

**Plumbing RES/CI**

#	TF	#	TF
<b>Full Bath</b>	0	0	0
<b>Half Bath</b>	0	0	0
<b>Kitchen Sinks</b>	0	0	0
<b>Water Heaters</b>	0	0	0
<b>Add Fixtures</b>	0	0	0
<b>Total</b>	0	0	0

**Roofing**

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

**GCK Adjustments**

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

**Exterior Features**

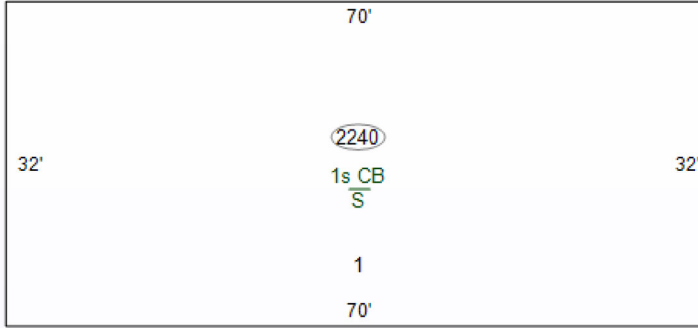
Description	Area	Value
-------------	------	-------

**Special Features**

Description	Value
-------------	-------

**Other Plumbing**

Description	Value
-------------	-------



**Floor/Use Computations**

Pricing Key	GCM
Use	UTLSTOR
Use Area	2240 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	204'
PAR	9
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	12'
<b>Base Rate</b>	<b>\$68.90</b>
Frame Adj	\$0.00
Wall Height Adj	(\$2.48)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$66.42</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$66.42</b>
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$1.33)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$65.09</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$145,802</b>

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$145,802</b>
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$0
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0
Garages	\$0
Fireplaces	\$0
<b>Sub-Total (building)</b>	<b>\$145,802</b>
Quality (Grade)	\$1
Location Multiplier	1.00
<b>Repl. Cost New</b>	<b>\$116,641</b>

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: C/I Building	0%	1	Concrete Block	D	1940	1940	83 P		1.00		2,240 sqft	\$116,641	80%	\$23,330	0%	100%	1.000	1.0000	\$23,300

32-09-20-300-008.000-027

MATUSKY, MICHAEL FELIX & F

2536 S COUNTY ROAD 1050 E 501, Vacant - Unplatted (0 to 9.99 Acres)

RES ACREAGE DEFAULT- 1/2

General Information

Parcel Number 32-09-20-300-008.000-027
Local Parcel Number 25-1-20-52E 300-008

Tax ID: 025-120521-300008

Routing Number

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

Year: 2023

Location Information

County Hendricks
Township WASHINGTON TOWNSHIP
District 027 (Local 025) PLAINFIELD - WASHINGTON TWP
School Corp 3315 AVON COMMUNITY
Neighborhood 5550025 RES ACREAGE DEFAULT-PFLD/
Section/Plat 020
Location Address (1) 2536 S COUNTY ROAD 1050 E INDIANAPOLIS, IN 46231

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static
Printed Saturday, April 22, 2023

Review Group 2025

Ownership

MATUSKY, MICHAEL FELIX & FREDE
MARCUS ALLEN & AMBER DAWN\*
8201 S 122 ST
SEATTLE, WA 98178-4439

Legal

PT SW 20-15-2E .98AC

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows show transfers from 02/22/2018 and 01/01/1900.

Res

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

Table with columns: Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Data Source Aerial

Collector

Appraiser

Notes

7/20/2020 REASSESSMENT: 2021 CYCLICAL RA - PER PICT & NO MLS - NO CHG CC
2/2/2016 NEW CONSTR: 16/17 N/C REMOVED ALL STRUCTURES FROM PARCEL. JSSA
2/3/2009 : 08/09 CHGD MKT FACTOR FROM 1.17 TO 1.14 GLB
10/14/2004 : 04/05 SPLIT .19AC WENT TO ROW (SPLIT PAGE A-027A) VALUE INCREASED DUE TO NEIGH. FACTOR
10/14/2004 : 04/05 SPLIT ANNEXED FROM 12-4-20-52E 300-008 (ANNEXATION MISSED BY AUD. OFFICE 00/01)

Land Computations

Table with columns: Land Computation, Value. Rows include Calculated Acreage (0.98), Actual Frontage (0), Developer Discount, Parcel Acreage (0.98), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.98), 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 (\$50,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$50,700), Total Value (\$50,700).

32-09-20-300-044.000-027

PATEL, SHAILESH & ANNE ENG

LAND ONLY

501, Vacant - Unplatted (0 to 9.99 Acres)

RES ACREAGE DEFAULT- 1/2

**General Information**

**Parcel Number**  
32-09-20-300-044.000-027

**Local Parcel Number**  
25-1-20-52E 300-044

**Tax ID:**  
025-120521-300044

**Routing Number**

**Ownership**

PATEL, SHAILESH & ANNE ENGELH  
2810 DURGILLA S DR  
PLAINFIELD, IN 46168

**Legal**

PT SW 20-15N-2E .537AC

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	W/ I
03/27/2023	PATEL, SHAILESH &	WD	WD	/	\$75,000	I
05/18/2011	US 40 PARTNERS LL		QC	/	\$0	I
01/01/1900	DUGGER, M C		WD	/	\$0	I

**Notes**

11/10/2020 REASSESSMENT: 2021 CYCLICAL RA - PER PICT & NO MLS - NO CHG CC

7/11/2017 REASSESSMENT: 2018 CYCLICAL RA - REVIEW AT TIME OF SPLIT NDL

6/29/2017 CBTB: 17/18 CBTB - SPLIT (E25B) 1.785AC WENT TO 330-003 (TRANS IS 3307 INCORRECTLY TOOK THIS FROM THE WRONG PARENT 300-050) NDL

6/29/2017 CE/AUD: 16/17 CE/AUD - PARCEL WAS ACCIDENTALLY RETIRED; REACTIVATED IN 2016; NDL

**Property Class 501**  
Vacant - Unplatted (0 to 9.99 Acres)

Res

Year: 2023

**Location Information**

**County**  
Hendricks

**Township**  
WASHINGTON TOWNSHIP

**District 027 (Local 025)**  
PLAINFIELD - WASHINGTON TWP

**School Corp 3315**  
AVON COMMUNITY

**Neighborhood 5550025**  
RES ACREAGE DEFAULT-PFLD/

**Section/Plat**

**Location Address (1)**  
LAND ONLY  
PLAINFIELD, IN 46168

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	<b>Reason For Change</b>	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
03/29/2023	<b>As Of Date</b>	04/06/2023	04/07/2022	03/27/2021	04/01/2020	03/22/2019
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$5,100</b>	<b>Land</b>	<b>\$5,100</b>	<b>\$4,900</b>	<b>\$4,900</b>	<b>\$4,900</b>	<b>\$4,400</b>
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$5,100	Land Non Res (3)	\$5,100	\$4,900	\$4,900	\$4,900	\$4,400
<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>\$5,100</b>	<b>Total</b>	<b>\$5,100</b>	<b>\$4,900</b>	<b>\$4,900</b>	<b>\$4,900</b>	<b>\$4,400</b>
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$5,100	Total Non Res (3)	\$5,100	\$4,900	\$4,900	\$4,900	\$4,400

11/12/2016 SPLIT: 16/17 SPLIT ((A25F) 1.118AC WENT TO 300-050. . TB

10/8/2015 SPLIT: 16/17 SPLIT (A-25C) -- 0.743 AC WENT TO 300-050. RMVD -50% INFL FOR WOODED LOT NDL

2/9/2009 : 07/08 CE/AUD REVERTED TO RES AC. DUE TO LAND LOCKED PARCEL, COMM PROPERTY NDP

6/5/2007 : 07-08 SPLIT (A25I) .39AC WENT TO 300-046. MEJ 6-5-07

4/30/2003 : 02/03 RSMT C2

**Land Data (Standard Depth: Res 100', CI 100' 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
91rr	A		0	0.537	1.00	\$9,565	\$9,565	\$5,136	0%	0%	1.0000	\$5,140

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

**Land Computations**

Calculated Acreage	0.54
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.54
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	0.54
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	\$5,100
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$5,100
<b>Total Value</b>	<b>\$5,100</b>

**Characteristics**

**Topography**  **Flood Hazard**

**Public Utilities**  **ERA**

**Streets or Roads**  **TIF**

**Neighborhood Life Cycle Stage**  
Static

Printed Saturday, April 22, 2023

**Review Group** 2025 **Data Source** N/A **Collector** **Appraiser**

32-09-20-300-046.000-027

HENDRICKS COUNTY BOARD O

ROAD ROW

620, Exempt, County

ROAD RIGHT OF WAY-25/6 1/2

General Information

Parcel Number 32-09-20-300-046.000-027
Local Parcel Number 25-1-20-52E 300-046

Tax ID: 025-120521-300046

Routing Number

Property Class 620 Exempt, County

Year: 2023

Location Information

County Hendricks
Township WASHINGTON TOWNSHIP
District 027 (Local 025) PLAINFIELD - WASHINGTON TWP
School Corp 3315 AVON COMMUNITY
Neighborhood 6100025 ROAD RIGHT OF WAY-25
Section/Plat
Location Address (1) ROAD ROW INDIANAPOLIS, IN 46231

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Saturday, April 22, 2023

Review Group 2022

Ownership

HENDRICKS COUNTY BOARD OF C 355 S WASHINGTON ST DANVILLE, IN 46122

Legal

PT SW 20-15-2E .39AC

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 11/21/2006.

Notes

7/7/2021 REASSESSMENT: 22/23 CYCLICAL RA NO CHANGE, JSA
7/10/2017 REASSESSMENT: 2018 CYCLICAL RA - NO CHANGE, ROW NDL
6/5/2007 : 07-08 SPLIT (A25I) .39AC CAME FROM 300-044. MEJ 6-5-07

Exempt

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

Table with columns: 2023, 2022, 2021, 2020, 2019. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.39), Actual Frontage (0), Developer Discount, Parcel Acreage (0.39), 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 (0.39), 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 (\$2,000), Total Value (\$2,000).

Data Source N/A

Collector

Appraiser

32-09-20-300-049.000-027

GRUNDY FAM TRUST & MDC AS

LAND ONLY

500, Vacant - Platted Lot

RES ACREAGE DEFAULT- 1/2

General Information

Parcel Number 32-09-20-300-049.000-027
Local Parcel Number 25-1-20-52E 300-049
Tax ID: 025-120521-300049
Routing Number

Ownership

GRUNDY FAM TRUST & MDC ASSET
MARGARET ANN COLL 1% LIFE EST
3487 W US HIGHWAY 36
DANVILLE, IN 46122

Legal

PT NE SW & PT SE NW 20-15-2E .08AC

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/18/2020 to 01/01/1900.

Notes

7/20/2020 REASSESSMENT: 2021 CYCLICAL RA - PER PICT & NO MLS - NO CHG CC
10/23/2017 REASSESSMENT: 2018 CYCLICAL RA - RMVD MISC SHU2 PER PICTOMETRY HLH
6/17/2009 : 09/10 SPLIT (A25G) CAME FROM 300-006 JMH

Property Class 500

Vacant - Platted Lot

Year: 2023

Location Information

County Hendricks
Township WASHINGTON TOWNSHIP
District 027 (Local 025) PLAINFIELD - WASHINGTON TWP
School Corp 3315 AVON COMMUNITY
Neighborhood 5550025 RES ACREAGE DEFAULT-PFLD/
Section/Plat 020
Location Address (1) LAND ONLY PLAINFIELD, IN 46168

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

Table with columns: Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row 1: 91rr A, 0, 0.08, 1.00, \$9,565, \$9,565, \$765, 0%, 0%, 1.0000, \$770.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage

Static

Printed Saturday, April 22, 2023

Review Group 2025

Data Source Aerial Collector Appraiser

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.08), Actual Frontage (0), Developer Discount, Parcel Acreage (0.08), 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 (0.08), 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 (\$800), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$800), Total Value (\$800).

32-09-20-400-036.000-027

PATEL, SHAILESH V & CHETNA

2515 S COUNTY ROAD 1050 E 501, Vacant - Unplatted (0 to 9.99 Acres)

RES ACREAGE DEFAULT- 1/2

General Information

Parcel Number 32-09-20-400-036.000-027

Local Parcel Number 25-1-20-52E 400-036

Tax ID: 025-120521-400036

Routing Number

Property Class 501 Vacant - Unplatted (0 to 9.99 Acres)

Year: 2023

Location Information

County Hendricks

Township WASHINGTON TOWNSHIP

District 027 (Local 025) PLAINFIELD - WASHINGTON TWP

School Corp 3315 AVON COMMUNITY

Neighborhood 5550025 RES ACREAGE DEFAULT-PFLD/

Section/Plat 020

Location Address (1) 2515 S COUNTY ROAD 1050 E INDIANAPOLIS, IN 46231

Zoning

Subdivision PLFD\_WASH ALL POINTS TIF AR

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, April 22, 2023

Review Group 2025

Ownership

PATEL, SHAILESH V & CHETNA S 2810 DURSILLAS DR PLAINFIELD, IN 46168

Legal

PT NE1/4 SE1/4 20-15-2E 0.55 AC

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/18/2019 and 01/01/1900.

Notes

7/20/2020 NEW CONSTR: 2021 CYCLICAL RA - PER PICT & NO MLS - NO CHG CC
3/5/2018 REASSESSMENT: 2018 CYCLICAL RA-- RMVD HOUSE PER PICTOMETRY (12/10/2017) JMS
2/3/2009 : 08/09 CHGD MKT FACTOR FROM 1.17 TO 1.14 GLB

Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for 2023, 2022, 2021, 2020, and 2019.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows 9rr A, 0, 0.5500, 1.44, \$50,715, \$73,030, \$40,167, 0%, 0%, 1.0000, \$40,170.

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.55), Actual Frontage (0), Developer Discount, Parcel Acreage (0.55), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.55), 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 (\$40,200), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$40,200), Total Value (\$40,200).

Data Source N/A

Collector

Appraiser

32-09-20-400-037.000-027

PATEL, SHAILESH V & CHETNA

10554 OLD NATIONAL RD

501, Vacant - Unplatted (0 to 9.99 Acres)

RES ACREAGE DEFAULT- 1/2

General Information

Parcel Number 32-09-20-400-037.000-027

Local Parcel Number 25-1-20-52E 400-037

Tax ID: 025-120521-400037

Routing Number

Property Class 501 Vacant - Unplatted (0 to 9.99 Acres)

Year: 2023

Location Information

County Hendricks

Township WASHINGTON TOWNSHIP

District 027 (Local 025) PLAINFIELD - WASHINGTON TWP

School Corp 3315 AVON COMMUNITY

Neighborhood 5550025 RES ACREAGE DEFAULT-PFLD/

Section/Plat 020

Location Address (1) 10554 OLD NATIONAL RD PLAINFIELD, IN 46168

Zoning

Subdivision PLFD\_WASH ALL POINTS TIF AR

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, April 22, 2023

Review Group 2025

Ownership

PATEL, SHAILESH V & CHETNA S 2810 DURILLAS DR PLAINFIELD, IN 46168

Legal

PT W SE 20-15-2E 0.31 AC

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include transactions from 07/18/2019 to 03/29/2001.

Notes

7/20/2020 NEW CONSTR: 2021 CYCLICAL RA - PER PICT & NO MLS - NO CHG CC
9/11/2017 REASSESSMENT: 2018 CYCLICAL RA - NO CHANGE...VACANT LOT W/ NO PERMIT ON FILE NDL
11/16/2010 GENERAL: 11/12 DSTRY STR - REMOVED RESIDENCE AND GAR JMH
2/3/2009 : 08/09 CHGD MKT FACTOR FROM 1.17 TO 1.14 GLB

Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2020-2023.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for 9rr A.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.31), Actual Frontage (0), Developer Discount, Parcel Acreage (0.31), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.31), 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 (\$28,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$28,800), Total Value (\$28,800).

Data Source N/A Collector Appraiser



32-09-20-400-046.000-027

PATEL, SHAILESH V & CHETNA

LAND ONLY

501, Vacant - Unplatted (0 to 9.99 Acres)

RES ACREAGE DEFAULT- 1/2

General Information

Parcel Number 32-09-20-400-046.000-027
Local Parcel Number 25-1-20-52E 400-046

Tax ID: 025-120521-400046

Routing Number

Property Class 501 Vacant - Unplatted (0 to 9.99 Acres)

Year: 2023

Location Information

County Hendricks
Township WASHINGTON TOWNSHIP
District 027 (Local 025) PLAINFIELD - WASHINGTON TWP
School Corp 3315 AVON COMMUNITY
Neighborhood 5550025 RES ACREAGE DEFAULT-PFLD/
Section/Plat
Location Address (1) LAND ONLY PLAINFIELD, IN 46168

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static
Printed Saturday, April 22, 2023

Review Group 2025

Ownership

PATEL, SHAILESH V & CHETNA S
2810 DURSILLAS DR
PLAINFIELD, IN 46168

Legal

PT E 1/2 20-15N-2E 0.127 AC

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 07/18/2019 to 07/10/2017.

Notes

7/20/2020 NEW CONSTR: 2021 CYCLICAL RA - PER PICT & NO MLS - NO CHG CC
10/17/2017 SPLIT: 18/19 SPLIT (A25H) ALL CAME FROM 400-044. JSA

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

Table with columns: Year (2023-2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Description, Value. Includes Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Legal Drain NV, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1-3 Value, Total Value.

Data Source N/A Collector Appraiser

32-09-20-400-047.000-027

PATEL, SHAILESH V & CHETNA

LAND ONLY

501, Vacant - Unplatted (0 to 9.99 Acres)

RES ACREAGE DEFAULT- 1/2

General Information

Parcel Number 32-09-20-400-047.000-027

Local Parcel Number 25-1-20-52E 400-047

Tax ID: 025-120521-400047

Routing Number

Property Class 501 Vacant - Unplatted (0 to 9.99 Acres)

Year: 2023

Location Information

County Hendricks

Township WASHINGTON TOWNSHIP

District 027 (Local 025) PLAINFIELD - WASHINGTON TWP

School Corp 3315 AVON COMMUNITY

Neighborhood 5550025 RES ACREAGE DEFAULT-PFLD/

Section/Plat

Location Address (1) LAND ONLY PLAINFIELD, IN 46168

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, April 22, 2023

Review Group 2025

Ownership

PATEL, SHAILESH V & CHETNA S 2810 DURILLAS DR PLAINFIELD, IN 46168

Legal

PT E 1/2 20-15N-2E 0.159 AC

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/18/2019 PATEL, SHAILESH V and 07/10/2017 HOLZKNECHT, THOM.

Notes

7/20/2020 NEW CONSTR: 2021 CYCLICAL RA - PER PICT & NO MLS - NO CHG CC
10/17/2017 SPLIT: 18/19 SPLIT (A25H) ALL CAME FROM 400-044. JSA

Res

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

Table with columns: Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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

Table with columns: Land Pricing Soil Type, Method ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.16), Actual Frontage (0), Developer Discount, Parcel Acreage (0.16), 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 (0.16), 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 (\$1,500), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$1,500), Total Value (\$1,500).

Data Source N/A

Collector

Appraiser

**Categorical Exclusion**  
**Appendix D**  
**NRHP Assessment**

# SECTION 106 NRHP ASSESSMENT PROTECTIVE PURCHASE

*US 40 (Main Street) and Ronald Reagan  
Parkway*

*Washington Township, Hendricks County, Indiana*

Des. No. 2300701



Lochmueller Group, Inc.

112 W. Jefferson Blvd., Suite 500

South Bend, Indiana 46601

Phone: 574.334.5460

Protective Purchase Project:  
US 40 (Main Street) and Ronald Reagan Parkway  
Washington Township, Hendricks County, Indiana  
Des. No. 2300701

Section 106 NHRP Assessment

Prepared for:  
Indiana Department of Transportation  
Federal Highway Administration

February 29, 2024

Hannah Blad

A handwritten signature in black ink that reads "Hannah Blad". The signature is written in a cursive style with a loop at the end of the last name.

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APPENDIX A – MAPS OF PROJECT AREA ..... *Removed for brevity - See Appendix A*

APPENDIX B – PHOTOGRAPHS

**Protective Purchase Project:  
US 40 (Main Street) and Ronald Reagan Parkway  
Washington Township, Hendricks County, Indiana  
Des. No. 2300701  
Section 106 NRHP Assessment Report**

**I. MANAGEMENT SUMMARY**

This report documents the identification and evaluation efforts for properties included in the Protective Purchase at the intersection of US 40 (Main Street) and Ronald Reagan Parkway, in Washington Township, Hendricks County, Indiana. Above-ground resources located within the project area were identified and evaluated in accordance with Section 106, National Historic Preservation Act (NHPA) of 1966, as amended, and the regulations implementing Section 106 (36 CFR Part 800).

As a result of the NHPA, as amended, and CFR Part 800, federal agencies are required to take into account the impact of federal undertakings upon historic properties in the area of the undertaking. Historic properties include buildings, structures, sites, objects, and/or districts that are eligible for or listed in the National Register of Historic Places (NRHP). As this project is receiving funding from the Federal Highway Administration (FHWA), it is subject to a Section 106 review.

The project area contains no properties listed in the NRHP.

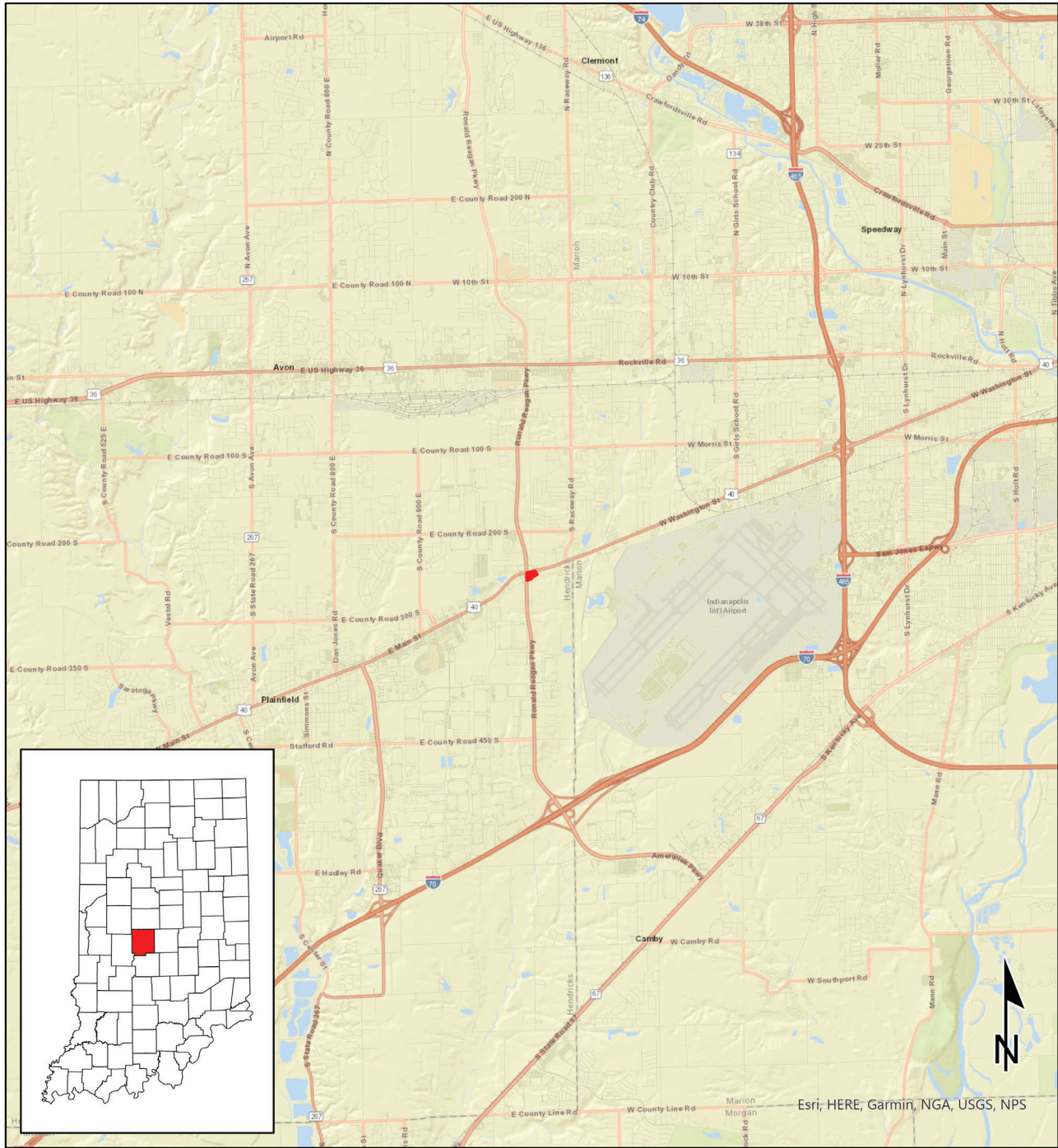
The project area contains no properties that are recommended eligible for listing in the NRHP.

## **II. INTRODUCTION/PURPOSE OF REPORT**

The Indiana Department of Transportation (INDOT), with funding and administrative oversight from FHWA, proposes to proceed with a protective purchase project. The project involves the protective purchase of eleven (11) parcels, totaling 4.36 acres, in the southeast quadrant of US 40 (Main Street) and Ronald Reagan Parkway in Washington Township, Hendricks County. The protective purchase of the subject parcels is being advanced ahead of a forthcoming transportation project associated with Des. No. 2300701 that will improve the operations at the intersection of US 40 (Main Street) and Ronald Reagan Parkway, as well as at several adjacent intersections. This includes consideration of a split-grade interchange. One standing structure, a building associated with a former gas station operation, is located on parcel #32-09-20-300-007 within the project area. The project area is located in an urban setting with residential and commercial buildings.

For this undertaking Lochmueller Group was charged with the identification and evaluation of above-ground resources within the protective purchase area. Gary Francis Quigg, a historian who meets the Secretary of the Interior's Professional Standards, conducted a site survey of the APE on January 25, 2024. Hannah Blad wrote this Section 106 Assessment Report. Both Blad and Quigg reviewed and edited this report.





Sources: **1 0.5 0 1 Miles**  
**Non Orthophotography Data** - Obtained from the State of Indiana Geographical Information Office Library  
**Orthophotography** - Obtained from Indiana Map Framework Data ([www.indianamap.org](http://www.indianamap.org))  
**Map Projection:** UTM Zone 16 N **Map Datum:** NAD83  
 This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

Des. No. 2300701  
 Protective Purchase Project  
 US 40 (Main Street) and Ronald Reagan Parkway  
 Washington Township, Hendricks County, Indiana

**General Location Map**  
 ■ Project Area

Figure 1: General Location Map





**Sources:** 200 100 0 200 Feet  
**Non Orthophotography Data** - Obtained from the State of Indiana Geographical Information Office Library  
**Orthophotography** - Obtained from Indiana Map Framework Data ([www.indianamap.org](http://www.indianamap.org))  
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# Aerial Location Map

Figure 2: Aerial Location Map

### **III. LITERATURE REVIEW/PREVIOUS INVESTIGATIONS**

The NRHP, Indiana Register of Historic Sites and Structures (State Register), the State Historic Architectural and Archaeological Research Database (SHAARD), the Indiana Historic Buildings, Bridges, and Cemeteries Map (IHBBM), and the Indiana Historic Sites and Structures Inventory (IHSSI) were consulted prior to and following field review. Survey work in Hendricks County began in June 1989 for the IHSSI. The resulting *Hendricks County Interim Report (1989)* was also reviewed. No properties listed in the NRHP are located within the project area. Within the project area there is only one extant resource; no IHSSI-surveyed resources are located within the project area for this undertaking. While numerous residences and commercial buildings surround the project area, only one extant structure remains within the area being considered for protective purchase. Located approximately 70 feet south of the project area on CR 1050 E is one (1) IHSSI property: IHSSI #063-066-45061, Farm, Contributing.

According to INDOT Cultural Resources Office (CRO)-Public Web Map one (1) project has taken place within the current undertaking's project area: US 40 HMA Overlay and Preventative Project, Des. No. 1592844. No NRHP-listed or eligible properties were identified within or near the project area for the current project undertaking within the HPR (2017) for Des. No. 1592844.<sup>1</sup>

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<sup>1</sup> Charlotte Lake, "Historic Property Report: US 40 HMA Overlay and Preventative Maintenance, Des. No. 1592844, Guilford and Washington Townships, Hendricks County, Indiana," Indiana Department of Transportation, August 23, 2017.



#### **IV. METHODS/METHODOLOGY**

On January 25, 2024, Quigg of Lochmueller Group walked the project area, taking photographs of any properties meriting a rating of Contributing or higher, per the IHSSI. Properties in the project area with ratings of Non-Contributing were documented photographically but were not evaluated for individual NRHP eligibility within the text of this report. Contributing properties are typically not evaluated individually for NRHP eligibility, but due to the nature of this project (i.e., the protective purchase of parcels by INDOT) Contributing resources will be evaluated individually for the NRHP.

Above-ground resources within the project area were identified and evaluated for listing in the NRHP. Eligible above-ground resources may be “districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that present a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in prehistory or history.”<sup>2</sup>

In addition to the four (4) basic criteria, the seven (7) Criteria Considerations specified in 36 CFR 60.4 were taken into consideration. “Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the NRHP. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

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<sup>2</sup> U.S. Department of the Interior, “How to Complete the National Registration Form,” *National Register Bulletin 16a*, 1997, <https://www.nps.gov/nr/publications/bulletins/nrb16a/> (accessed January 29, 2024).

- g. A property achieving significance within the past 50 years if it is of exceptional importance.<sup>3</sup>

It should be noted that the Division of Historic Preservation and Archaeology (DHPA) has changed the methodology of the IHSSI program. Specifically, the IHSSI will no longer survey properties that are rated Contributing and located outside of historic districts. The following properties will continue to be surveyed for the IHSSI: all properties that are rated Notable or Outstanding, properties that are rated Contributing and located within historic districts, all bridges, and all cemeteries.

Notwithstanding DHPA's amendment of IHSSI methodology, INDOT still requires all Contributing properties within a proposed project's APE to be surveyed and documented by a qualified professional historian. As before, the IHSSI served as an aid in rating properties, but the historian was responsible for confirming or adjusting this rating – using the IHSSI criteria – based on their own field work and research. Likewise, the historian was responsible for identifying previously un-surveyed individual properties and historic districts.

With the exception of properties already listed in the NRHP (either individually and/or as part of a historic district), the text of this assessment includes NRHP eligibility evaluations of potential historic districts and all properties that the historian rated Notable or Outstanding whether previously surveyed or not. The historian who prepared this assessment considered the potential NRHP eligibility of every above-ground resource within the project area.

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<sup>3</sup> U.S. Department of the Interior, National Park Service. "How to Apply the National Register Criteria for Evaluation," *National Register Bulletin 15*, <http://www.nps.gov/history/nr/publications/bulletins/nrb15/>, updated 2002 (accessed January 29, 2024).

## **V. HISTORIC CONTEXT**

Lochmueller #1 was built in 1940 as an automobile service station along US 40 in the Six Points area, a small, rural community developed in the mid-nineteenth century where the Terre Haute & Richmond Railroad crossed the National Road.<sup>4</sup> US 40, known before the automotive era as the National Road, was the first highway built by the federal government in the United States (US). The road was built between 1811 and 1837, connecting the Potomac and Ohio Rivers and spanning 620-miles. In Indiana, the road was constructed between 1829 and 1837.<sup>5</sup> With the construction of the road came development in the form of Euro-American settlers looking to settle farther west. Businesses along the National Road sprung up to services those travelling including taverns, lodgings, blacksmiths, and stock-feeding stations.<sup>6</sup>

An interurban service, established in 1902, between Plainfield and Indianapolis existed along US 40 until 1940 when the service was terminated.<sup>7</sup> At that same time the alignment of US 40 at Main Street in Six Points was realigned.<sup>8</sup> US 40 was realigned approximately 400 feet to the north of its original alignment and featured a gentle sloping curve. The point of this realignment was to widen the road from a two-lane road to a four-lane road. Approximately 600 feet of the original two-lane portion of US 40 is still visible at the south end of the project area. Located near that original two-lane portion of US 40 is IHSSI #063-066-45061 (Farm, 1050 E CR 251 S, c. 1910, Contributing). This resource demonstrates, perhaps, the area's transition from small town agriculture to automotive era. On maps this original segment is generally called Old National Road west of the Ronald Reagan Parkway and CR 251 S east of the parkway.

The expansion of US 40 during 1940 is associated with the steady rise of vehicle ownership nationally and in Indiana, in the early twentieth century. As early as 1910 over 10,000 vehicles were registered with the state, but by 1920 there were over 300,000 car and truck registrations. After WWII, the number of registered vehicles in Indiana climbed from around 1.3 million in 1950 to around 2 million in 1960.<sup>9</sup> As car ownership continued to rise, more and more businesses catering to those traveling, and the vehicles themselves, began to pop up along popular travel routes such as US 40. An example of these types of businesses is an adjacent property, Clover West Motel at 3155 E. Main Street, which is a c. 1950 motel.

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<sup>4</sup> Richard M. Simpson, "US 40: Bridgeport to Plainfield," Indiana Transportation History Blog, <https://intransporthistory.home.blog/tag/six-points/> (accessed January 31, 2024).

<sup>5</sup> "Historic National Road – IN," National Scenic Byway Foundation, <https://nsbfoundation.com/nb/historic-national-road-in/> (accessed January 30, 2024); Ed Fujawa, "An Indianapolis Landmark: The National Road Covered Bridge," Class 900: Indianapolis: A blog about the history of the circle city, June 22, 2021, <https://www.class900indy.com/post/an-indianapolis-landmark-the-national-road-covered-bridge> (accessed January 30, 2024).

<sup>6</sup> Charlotte Lake, "Historic Property Report: US 40 HMA Overlay and Preventative Maintenance, Des. No. 1592844, Guilford and Washington Townships, Hendricks County, Indiana," Indiana Department of Transportation, August 23, 2017.

<sup>7</sup> Ben L. Ross, "Plainfield Historic District," National Register of Historic Places Registration Form, (Indianapolis, IN: RATIO Architects, Inc., 2009) 8.79-8.84.

<sup>8</sup> Washington Township, Standard Atlas of Hendricks County, Indiana [map], (Hendricks County: 1924), [http://hcapps.co.hendricks.in.us/webview2/Archive2/Maps/1924/Washington\\_1924.jpg](http://hcapps.co.hendricks.in.us/webview2/Archive2/Maps/1924/Washington_1924.jpg) (accessed January 30, 2024); Aerial Map of Hendricks County [map], (Hendrick County: 1946), [http://hcapps.co.hendricks.in.us/DataWarehouse/Archive/Maps/Aerial\\_1946.aspx](http://hcapps.co.hendricks.in.us/DataWarehouse/Archive/Maps/Aerial_1946.aspx) (accessed January 30, 2024); Jim Grey, "US 40 and the National Road at Six Points near Plainfield, Indiana," Down the Road: Photographs and stories by Jim Grey, <https://blog.jimgrey.net/2020/02/14/us-40-and-the-national-road-at-six-points-near-plainfield-indiana/> (accessed January 30, 2024).

<sup>9</sup> "Motor Vehicle Registrations, By States, 1900-1995," Federal Highway Administration, <https://www.fhwa.dot.gov/ohim/summary95/mv201.pdf> (accessed January 30, 2024).

## VI. NRHP ELIGIBILITY ANALYSIS

### Lochmueller #1, 2508 S CR 1050 E (Contributing)



*Figure 3: Looking SW at facade and east elevation of building.*

**Description:** The resource (Lochmueller #1) located at 2508 S CR 1050 E in Plainfield, Indiana is a commercial automotive service station building that was related to a demolished gas station. The building was built in 1940 on the south side of US 40 with the façade facing north (US 40). Currently vacant, the building has a concrete foundation, a concrete block exterior, a flat roof with a concrete cap and three (3) 5-light garage doors on the façade along with two (2) metal exterior doors each with 1-light. At the northeast corner of the building are window openings that are boarded up, their presence and one (1) of the exterior doors suggest this area of the building was a customer service area. Other openings on the building that were once doorways are boarded up as well. Visible window openings on the exterior are 1/1 double hung sashes and 4-light metal frame windows.

**NRHP Recommendations:** Though this resource is associated with roadside architecture, as a former service station building associated with a demolished gas station, and the rise of the automobile, it does not display particular significance in this area and the building's exterior demonstrates considerable loss of integrity. Therefore, this resource is not recommended eligible for the NRHP under Criterion A. Research undertaken in the preparation of this report failed to document any association between this resource and significant persons in the past. Thus, this resource is not recommended eligible for the NRHP under Criterion B. This resource is an example of Contemporary style roadside architecture from the 1940s, but it is in poor condition, deteriorating, and vacant. Very few original features are visible on the resource, though it still evokes a visual association as a service garage. Therefore, this resource is not recommended eligible under Criterion C of the NRHP. This property has not previously yielded, and is not expected to yield, information important in history or prehistory. Thus, it is recommended not eligible for the NRHP under Criterion D.

## **VII. CONCLUSION**

The project contains no properties listed in the NRHP.

The project contains no properties that are recommended eligible for listing in the NRHP.



## **VIII. BIBLIOGRAPHY**

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# **Section 106 NRHP Assessment Report**

# **Appendix B**

## **Photographs**





	Photo Location	<b>County Survey Sites</b>	<b>Historic Bridges</b>
	Project Area	<b>RATING</b>	<b>RATING</b>
	National Register Sites	Outstanding	Outstanding
	Historic Districts	Notable	Notable
	Cemeteries	Contributing	Contributing
		Non-Contributing	Non-Contributing
		Demolished	Demolished
		Unknown	Unknown

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Sources: 200 100 0 200 Feet

**Non Orthophotography**  
 Data - Obtained from the State of Indiana Geographical Information Office Library  
**Orthophotography** - Obtained from Indiana Map Framework Data ([www.indianamap.org](http://www.indianamap.org))  
 Map Projection: UTM Zone 16 N Map Datum: NAD83

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Des. No. 2300701  
 Protective Purchase Project  
 US 40 (Main Street) and Ronald Reagan Parkway  
 Washington Township, Hendricks County, Indiana

# Photo Location Map





1. Looking NE up Old National Road/CR 251 S from SW corner of project area



2. Looking SE from NW corner of project area at US 40 and Ronald Reagan intersection





3. Looking ENE at project area along US 40



4. Looking SE at Lochmueller #1 (Contributing, 1940 service station)





5. Looking SW at Lochmueller #1 (Contributing, 1940 service station)



6. Looking NW at Lochmueller #1 (Contributing, 1940 service station)





7. Looking SW from NE corner of project area



8. Looking WSW from E edge of project area





9. Looking WNW from SE project area



10. Looking N from S edge of project area on S CR 1050 E



**Categorical Exclusion**  
**Appendix E**  
**Section 4(f) Coordination**

## Grace Brewington

---

**From:** Scott Singleton <ssingleton@townofplainfield.com>  
**Sent:** Friday, February 23, 2024 2:13 PM  
**To:** Grace Brewington  
**Cc:** Brent Bangel; Matthew Woolard; Chad Costa; Trevor Wieseke; Mcdaniel, Kaitlyn  
**Subject:** FW: Ronald Reagan Parkway Trail at US 40 - Section 4(f) Coordination (Des No. 2300701)

EXTERNAL

Grace,

I am responding to your below inquiry on behalf of the Town.

The Town considers the pavement running along the Ronald Reagan Parkway as part of our transportation network. It was actually constructed under the jurisdiction of Hendricks County as part of the Parkway project and came into the Town's jurisdiction through annexation. Running alongside a roadway, the Town's Department of Public Work would generally be expected to maintain this as a pedestrian facility within our public right-of-way. We would generally refer to this as a 'sidepath' due to this fact and because of its width (wherein sidewalk are generally 6' or less).

Admittedly, there have been documents produced in the past that more broadly refer to the Town's 'trail network' that sometimes lump in some of these significant sidepaths. Can you please confirm what 'records' you have that were indicating this path to be under the jurisdiction of our Parks & Rec Department? For internal purposes of having clear maintenance obligations between our departments, this distinction has been something the Town has been interested in being more consistent on.

Thank you.

Regards,

**Scott Singleton** | Director of Transportation  
Town of Plainfield | 206 W. Main Street, Plainfield, IN 46168  
P: (317) 754-5388  
E: [ssingleton@townofplainfield.com](mailto:ssingleton@townofplainfield.com)

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**From:** Brent Bangel <bbangel@townofplainfield.com>  
**Sent:** Thursday, February 22, 2024 3:04 PM  
**To:** Scott Singleton <ssingleton@townofplainfield.com>  
**Subject:** FW: Ronald Reagan Parkway Trail at US 40 - Section 4(f) Coordination (Des No. 2300701)

Scott,

Do you know what the plan was for this section of trail?

Thanks,

Brent

---

**From:** Grace Brewington <[Grace.Brewington@lochgroup.com](mailto:Grace.Brewington@lochgroup.com)>  
**Sent:** Thursday, February 22, 2024 12:32 PM  
**To:** Brent Bangel <[bbangel@townofplainfield.com](mailto:bbangel@townofplainfield.com)>; Matthew Woolard <[mwoolard@townofplainfield.com](mailto:mwoolard@townofplainfield.com)>

**Cc:** Trevor Wieseke <[TWieseke@lochgroup.com](mailto:TWieseke@lochgroup.com)>; Chad Costa <[CCosta@lochgroup.com](mailto:CCosta@lochgroup.com)>  
**Subject:** Ronald Reagan Parkway Trail at US 40 - Section 4(f) Coordination (Des No. 2300701)

Some people who received this message don't often get email from [grace.brewington@lochgroup.com](mailto:grace.brewington@lochgroup.com). [Learn why this is important](#)

**EXTERNAL MESSAGE - USE CAUTION OPENING LINKS & ATTACHMENTS**

Hello,

We are preparing the environmental documentation for an INDOT sponsored project in Plainfield, Indiana along US 40. Our records show that the Plainfield Parks and Recreation Department is the managing entity of the trail along the east side of Ronald Reagan Parkway at its intersection with US 40, titled the "Ronald Reagan Parkway Trail". We are seeking your consultation in determining if the trail would be considered a Section 4(f) resource.

Section 4(f) of the Department of Transportation Act of 1966, 49 USC 303(c) was established to protect publicly owned parks, recreational areas, wildlife and waterfowl refuges, or public and private historical sites against direct or constructive use impacts from transportation projects. The Federal Highway Administration (FHWA) must comply with 23 CFR 774.13(f) when determining if a Section 4(f) approval is necessary for the "use" of a trail, path, bikeway, or sidewalk. If the publicly owned facility is primarily used for transportation and is an integral part of the local transportation system, the requirements of Section 4(f) would not apply since it is not a recreational resource. The question is therefore: Is the Ronald Reagan Parkway Trail considered a recreational or transportation resource at this location?

Please let us know at your earliest convenience.

Thank you!





 **Web:** <http://lochgroup.com>  
  

## Grace Brewington

Environmental Specialist I

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