

89-06-17-000-206.001-020

General Information

Parcel Number
89-06-17-000-206.001-020

Local Parcel Number
17-17-000-206.018-11

Tax ID:
011-00554-01

Routing Number

Ownership

WILSON, TERRY P & BETH A
11635 CLYDE OLER RD
ECONOMY, IN 47339

Legal

PT NE SEC 17-17-13 10A INC PT VAC
WOODWARD RD

Property Class 141 RENTAL
Agricultural Land With Mobile Home

Year: 2025

Location Information

County
WAYNE

Township
JEFFERSON TOWNSHIP

District 020 (Local 011)
JEFFERSON TOWNSHIP

School Corp 8305
NETTLE CREEK

Neighborhood 114112-011
JEFFERSON-114112 (011)

Section/Plat
1717000

Location Address (1)
11784 WOODWARD RD
RICHMOND, IN 47374

11784 WOODWARD RD

141, Agricultural Land With Mobile Hom

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/30/2017	WILSON, TERRY P &	2017000773	PR	/	\$81,000	I
01/30/2017	WILSON, TERRY P &	2017000773	PR	/		I
01/01/1900	WILSON, RONALD G		CO	/		I

Notes

6/28/2022 Misc: 2022 APPEAL DECISION: APPLY THE INCOME APPROACH 06-27-2022

8/26/2021 Misc: 2022 GENERAL REVALUATION

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	Inf
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/26/2023	04/20/2023	06/28/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☒	☒
\$31,400	Land	\$31,400	\$28,400	\$25,100	\$25,100	\$22,800
\$19,400	Land Res (1)	\$19,400	\$16,900	\$15,500	\$15,500	\$15,200
\$12,000	Land Non Res (2)	\$12,000	\$11,500	\$9,600	\$9,600	\$7,600
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$39,000	Improvement	\$39,000	\$34,000	\$32,100	\$34,700	\$35,100
\$39,000	Imp Res (1)	\$39,000	\$34,000	\$32,100	\$34,700	\$35,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$70,400	Total	\$70,400	\$62,400	\$57,200	\$59,800	\$57,900
\$58,400	Total Res (1)	\$58,400	\$50,900	\$47,600	\$50,200	\$50,300
\$12,000	Total Non Res (2)	\$12,000	\$11,500	\$9,600	\$9,600	\$7,600
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.000000	1.00	\$19,400	\$19,400	\$19,400	0%	1.0000	100.00	0.00	0.00	\$19,400
4	A	EOA	0	2.290000	0.64	\$2,390	\$1,530	\$3,504	0%	1.0000	0.00	100.00	0.00	\$3,500
4	A	SUB3	0	0.850000	0.77	\$2,390	\$1,840	\$1,564	0%	1.0000	0.00	100.00	0.00	\$1,560
4	A	SUC3	0	3.270000	0.68	\$2,390	\$1,625	\$5,314	0%	1.0000	0.00	100.00	0.00	\$5,310
4	A	SUD3	0	0.070000	0.55	\$2,390	\$1,315	\$92	0%	1.0000	0.00	100.00	0.00	\$90
5	A	EOA	0	0.800000	0.64	\$2,390	\$1,530	\$1,224	-60%	1.0000	0.00	100.00	0.00	\$490
5	A	SUC3	0	1.600000	0.68	\$2,390	\$1,625	\$2,600	-60%	1.0000	0.00	100.00	0.00	\$1,040
6	A	EOA	0	0.080000	0.64	\$2,390	\$1,530	\$122	-80%	1.0000	0.00	100.00	0.00	\$20
82	A		0	0.040000	1.00	\$2,390	\$2,390	\$96	-100%	1.0000	0.00	100.00	0.00	\$00

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

ERA

TIF

Printed

Tuesday, April 29, 2025

Review Group 2030

Data Source

Aerial

Collector

06/23/2021 jf

Appraiser

08/26/2021 df

Land Computations

Calculated Acreage 10.00

Actual Frontage 0

Developer Discount ☐

Parcel Acreage 10.00

81 Legal Drain NV 0.00

82 Public Roads NV 0.04

83 UT Towers NV 0.00

9 Homesite 1.00

91/92 Acres 0.00

Total Acres Farmland 8.96

Farmland Value \$12,010

Measured Acreage 8.96

Avg Farmland Value/Acre 1340

Value of Farmland \$12,010

Classified Total \$0

Farm / Classified Value \$12,000

Homesite(s) Value \$19,400

91/92 Value \$0

Supp. Page Land Value

CAP 1 Value \$19,400

CAP 2 Value \$12,000

CAP 3 Value \$0

Total Value \$31,400

General Information

Occupancy

Single-Family

Description

MH/ C

Story Height

1

Style

N/A

Finished Area

1128 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Wood Shingle

☐ Slate

☐ Tile

☐ Other

Exterior Features

Description

Area

Value

Wood Deck

120

\$3,300

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

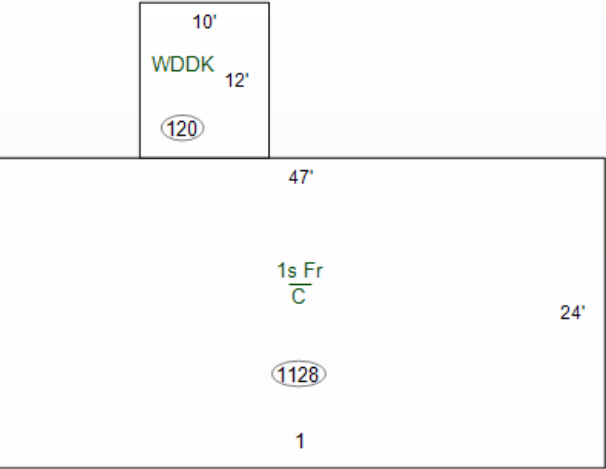
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Total Rooms

6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1128	1128	\$113,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1128	0	\$8,100	
Slab					
				Total Base	\$121,200
Adjustments				1 Row Type Adj. x 1.00	\$121,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1128	\$4,000
No Elec (-)					\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$127,600
				Sub-Total, 1 Units	
Exterior Features (+)				\$3,300	\$130,900
Garages (+) 0 sqft				\$0	\$130,900
Quality and Design Factor (Grade)					0.60
Location Multiplier					0.85
				Replacement Cost	\$66,759

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: MH/ C	1	Wood Fr	E+2	1988	1988	37	A		0.85		1,128 sqft	\$66,759	34%	\$44,060	65%	100%	1.160	1.000	100.00	0.00	0.00	\$17,900
2: Detached Garage/Boat H	1	Wood Fr	C	1989	1989	36	A	\$38.62	0.85	\$32.83	24'x32'	\$25,211	28%	\$18,150	0%	100%	1.160	1.000	100.00	0.00	0.00	\$21,100