

General Information
Parcel Number
89-07-33-000-101.003-032
Local Parcel Number
21-33-000-101.030-17

Ownership
PEACHEY, DANIEL J & EMMA K
3869 KING RD
RICHMOND, IN 47374

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 05/21/2024 PEACHEY, DANIEL J and 01/01/1900 FISHER, EPHRAIM Z.

Notes
1/28/2025 Misc: 2025 GERNERAL REVAUATION
8/10/2020 Misc: 2021 GENERAL REVAL

Tax ID:
017-00520-03
Routing Number

Legal
PT NW 33-17-14 28.894A

Property Class 101
Cash Grain/General Farm



Agricultural

Year: 2025

Location Information

County WAYNE
Township WEBSTER TOWNSHIP
District 032 (Local 017) WEBSTER TOWNSHIP
School Corp 8375 NORTHEASTERN WAYNE
Neighborhood 174409-017 WEBSTER-174409 (017)
Section/Plat 2133000
Location Address (1) 3869 KING RD RICHMOND, IN 47374

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

Table with columns: Year, 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 for years 2025, 2024, 2023, 2022, 2021.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (28.89), Actual Frontage (0), Developer Discount, Parcel Acreage (28.89), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.02), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (27.87), Farmland Value (\$33,640), Measured Acreage (27.87), Avg Farmland Value/Acre (1207), Value of Farmland (\$33,640), Classified Total (\$0), Farm / Classified Value (\$33,600), Homesite(s) Value (\$19,600), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,600), CAP 2 Value (\$33,600), CAP 3 Value (\$0), Total Value (\$53,200).

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling
Flood Hazard

Public Utilities Electricity
ERA

Streets or Roads Paved
TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2029

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

Table with columns: 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. Rows 9-82.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3132 sqft
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
Patio, Concrete	64	\$600
Wood Deck	144	\$3,700
Canopy, Roof Extension	144	\$2,100
Wood Deck	64	\$2,300
Canopy, Roof Extension	64	\$1,300

Plumbing

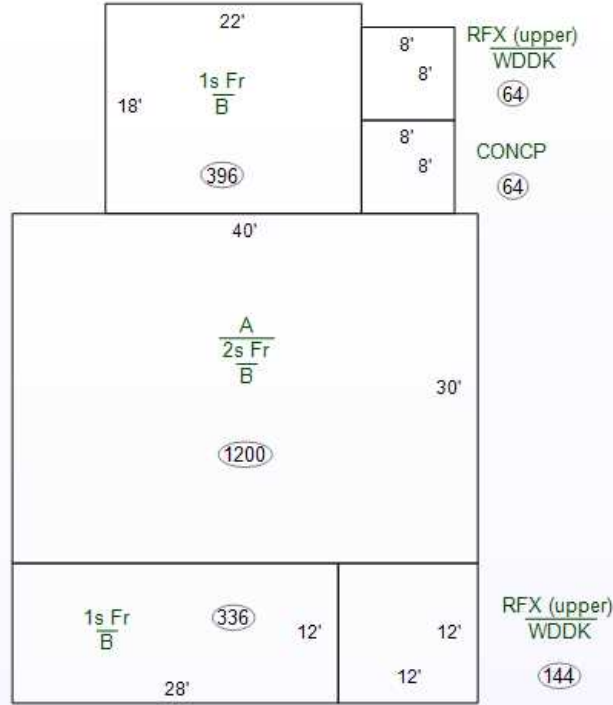
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

No Heat, Wall



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1932	1932	\$162,000	
2	1Fr	1200	1200	\$58,600	
3					
4					
1/4					
1/2					
3/4					
Attic		1200	0	\$9,200	
Bsmt		1932	0	\$53,800	
Crawl					
Slab					

Total Base \$283,600
Adjustments 1 Row Type Adj. x 1.00 \$283,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	2:1200 1:1932 A:1200 (\$12,900)
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$273,900

Sub-Total, 1 Units

Exterior Features (+)	\$10,000	\$283,900
Garages (+) 0 sqft	\$0	\$283,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$241,315

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	2	Wood Fr	C	2007	2007	18	A		0.85		6,264 sqft	\$241,315	17%	\$200,290	0%	100%	1.230	1.000	100.00	0.00	0.00	\$246,400
2: Frame Corn Crib	1	Drive Thr	D	1970	1970	55	A	\$21.57	0.85		20' x 30'	\$8,801	65%	\$3,080	82%	100%	1.000	1.000	0.00	0.00	100.00	\$600
3: Poultry House	1	Wood Fr	D	1960	1960	65	F	\$23.32	0.85		16'x40'	\$10,149	70%	\$3,040	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,000
4: Silo	1	Concrete	D	1888	1888	137	P		0.85		12' x 30'	\$8,024	80%	\$1,600	75%	100%	1.000	1.000	0.00	0.00	100.00	\$400
5: Type 3 Barn	1	T3AW	C	2008	2008	17	A	\$13.97	0.85		42' x 100' x 14'	\$49,876	35%	\$32,420	0%	100%	1.000	1.000	100.00	0.00	0.00	\$32,400
6: Utility Shed	1	SV	D	1999	1999	26	A		0.85		6'x10'		55%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0