

General Information

Parcel Number 89-10-03-000-102.000-004
Local Parcel Number 31-03-000-102.000-03

Tax ID: 003-01048-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 004 (Local 003) CENTER TOWNSHIP

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 934008-003 CENTER-934008 (003)

Section/Plat 3103000

Location Address (1) 3580 NOLANDS FORK RD RICHMOND, IN 47374

Ownership

ROBERTSON, WADE L & MARILYN
9292 MCCONAHA RD
CENTERVILLE,, IN 47330

Legal

PT NW SEC 3-16-14 10.79A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/23/2024 to 01/01/1900.

Notes

2/28/2023 Misc: 2023 GENERAL REVAL



Agricultural

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

Table with columns: Year (2025, 2024, 2023, 2022, 2021), 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 Computations

Table with columns: Description, Value. Rows include Calculated Acreage (10.79), Actual Frontage (0), Developer Discount, Parcel Acreage (10.79), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.34), 83 UT Towers NV (0.00), 9 Homesite (2.00), 91/92 Acres (0.00), Total Acres Farmland (8.45), Farmland Value (\$20,850), Measured Acreage (8.45), Avg Farmland Value/Acre (2467), Value of Farmland (\$20,850), Classified Total (\$0), Farm / Classified Value (\$20,900), Homesite(s) Value (\$43,600), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$42,700), CAP 3 Value (\$0), Total Value (\$64,500).

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 11/03/2022 rc

Appraiser 02/28/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1986 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
Stoop, Masonry	28	\$1,800
Stoop, Masonry	70	\$2,700
Canopy, Shed Type	70	\$800
Stoop, Masonry	70	\$2,700
Porch, Enclosed Frame	152	\$11,600
Porch, Enclosed Frame	162	\$11,600

Plumbing

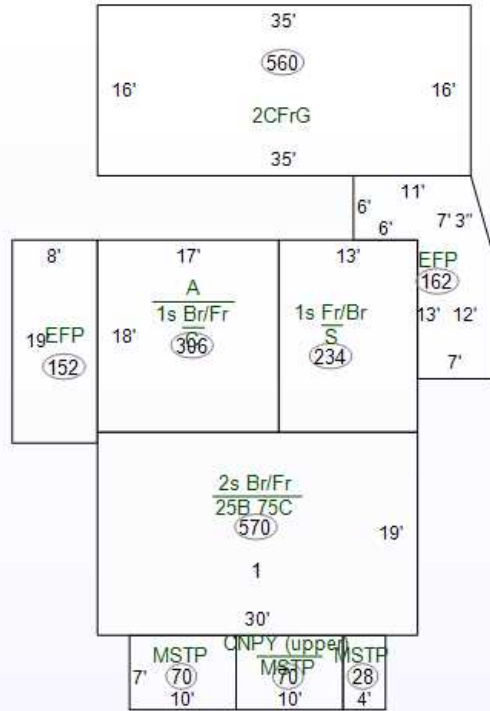
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	2	2
Total	4	6

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1110	1110	\$121,000	
2	95	570	570	\$44,700	
3					
4					
1/4					
1/2					
3/4					
Attic		306	306	\$10,200	
Bsmt		142	0	\$17,300	
Crawl		734	0	\$6,600	
Slab		234	0	\$0	

Total Base \$199,800

Adjustments 1 Row Type Adj. x 1.00 \$199,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$200,600

Sub-Total, 1 Units

Exterior Features (+)	\$31,200	\$231,800
Garages (+) 560 sqft	\$21,400	\$253,200
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$193,698

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	5/6 Maso	D+2	1845	1845	180	A		0.85		2,128 sqft	\$193,698	50%	\$96,850	0%	100%	1.270	1.000	100.00	0.00	0.00	\$123,000
2: Detached Garage/Boat H	1	Wood Fr	D	1940	1940	85	A	\$51.44	0.85	\$34.98	18'x20'	\$12,593	50%	\$6,300	0%	100%	1.270	1.000	0.00	100.00	0.00	\$8,000
3: Hog Confinement Facility	1	Wood Si	C	1940	1940	85	P	\$30.08	0.85		20'x30'	\$11,862	80%	\$2,370	75%	100%	1.000	1.000	0.00	0.00	100.00	\$600
4: Lean-to	1	Earth Flo	C	1900	1900	125	F	\$4.69	0.85		10'x27' x 8'	\$1,076	70%	\$320	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300
5: Lean-to	1	Earth Flo	C	1900	1900	125	F	\$4.69	0.85		12'x27' x 8'	\$1,292	70%	\$390	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
6: Lean-to	1	Earth Flo	C	1940	1940	85	F	\$4.69	0.85		18'x42' x 8'	\$3,014	70%	\$900	25%	100%	1.000	1.000	0.00	0.00	100.00	\$700
7: Type 2 Barn	1		D	1900	1900	125	F	\$46.37	0.85		20' x 27' x 10'	\$14,295	70%	\$4,290	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,300
8: Type 3 Barn	1	T31SO	D	1960	1960	65	VP	\$19.97	0.85		18' x 28' x 10'	\$6,387	85%	\$960	95%	100%	1.000	1.000	0.00	100.00	0.00	\$100
9: Type 3 Barn	1	T3AW	C	1993	1993	32	A	\$17.60	0.85		30' x 57' x 10'	\$24,243	50%	\$12,120	0%	100%	1.000	1.000	100.00	0.00	0.00	\$12,100
10: Utility Shed	1	SV	D	1900	1900	125	F		0.85		11'x15'		70%		0%	100%	1.270	1.000	0.00	100.00	0.00	\$0
11: Utility Shed	1	SV	C	1900	1900	125	A		0.85		12'x16'		65%		0%	100%	1.270	1.000	0.00	100.00	0.00	\$0

Total all pages \$225,500

Total this page \$149,500

Exterior Features			Specialty Plumbing		
Description	Area	Value	Description	Count	Value

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
12: Utility Shed	1	SV	C	1940	1940	85 A		0.85		12'x16'		65%		0%	100%	1.270	1.000	0.00	100.00	0.00	\$0

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1728 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
Porch, Open Frame	144	\$8,300

Plumbing

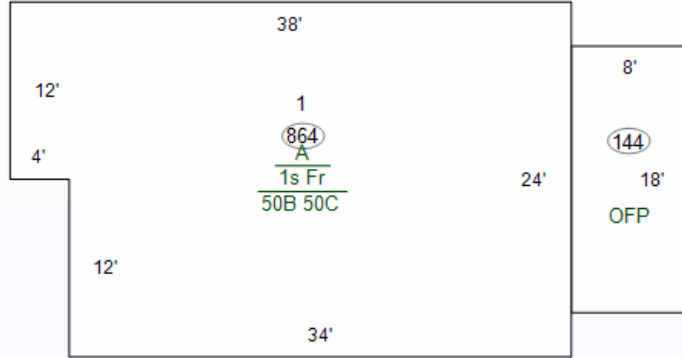
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	864	864	\$94,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	864	864	\$20,700	
Bsmt	432	0	\$22,100	
Crawl	432	0	\$5,300	
Slab				

Total Base \$142,900

Adjustments 1 Row Type Adj. x 1.00 \$142,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:864 A:864 \$5,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$148,100

Sub-Total, 1 Units

Exterior Features (+)	\$8,300	\$156,400
Garages (+) 0 sqft	\$0	\$156,400
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$119,646

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1	Wood Fr	D+2	1940	1940	85	A			0.85		2,160 sqft	\$119,646	50%	\$59,820	0%	100%	1.270	1.000	100.00	0.00	0.00	\$76,000