## General Information

**Parcel Number**
89-10-04-000-307.000-004

**Local Parcel Number**
31-04-000-307.000-03

**Tax ID:**
003-00273-00

**Routing Number**

**Property Class 100**
Vacant Land

**Year: 2023**

## 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**
3104000

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

**Zoning**
ZO01 Residential

**Subdivision**

**Lot**

**Market Model**
N/A

## Characteristics

**Topography**

**Flood Hazard** ☐

**Public Utilities**
Electricity

**ERA** ☐

**Streets or Roads**
Paved

**TIF** ☐

**Neighborhood Life Cycle Stage**
Static

**Printed** Monday, May 1, 2023

**Review Group** 2023

## Ownership

DOHERTY, INC
2211 PEACOCK RD
RICHMOND, IN 47374

## Legal

PT SW SEC 4-16-14 40.57A SW PT SW SEC 4-16-14 72.17A

## Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|---|---|---|---|---|---|---|
| 01/01/1900 | DOHERTY, INC | | CO | / | $0 | I |

## Notes

**2/28/2023 Misc:** 2023 GENERAL REVAL

**Agricultural**

## 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 | AA | AA | AA | AA | AA |
| 03/10/2023 | As Of Date | 04/20/2023 | 04/22/2022 | 04/16/2021 | 01/01/2020 | 01/01/2019 |
| 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 | ☐ | ☐ | ☐ | ☐ | ☐ |
| **$148,400** | **Land** | **$148,400** | **$117,100** | **$100,700** | **$99,900** | **$121,700** |
| $0 | Land Res (1) | $0 | $0 | $0 | $0 | $0 |
| $148,400 | Land Non Res (2) | $148,400 | $117,100 | $100,700 | $99,900 | $121,700 |
| $0 | Land Non Res (3) | $0 | $0 | $0 | $0 | $0 |
| **$0** | **Improvement** | **$0** | **$0** | **$0** | **$0** | **$0** |
| $0 | Imp Res (1) | $0 | $0 | $0 | $0 | $0 |
| $0 | Imp Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| $0 | Imp Non Res (3) | $0 | $0 | $0 | $0 | $0 |
| **$148,400** | **Total** | **$148,400** | **$117,100** | **$100,700** | **$99,900** | **$121,700** |
| $0 | Total Res (1) | $0 | $0 | $0 | $0 | $0 |
| $148,400 | Total Non Res (2) | $148,400 | $117,100 | $100,700 | $99,900 | $121,700 |
| $0 | Total Non Res (3) | $0 | $0 | $0 | $0 | $0 |

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

| Land Type | Pricing Method | Soil ID | Act Front. | Size | Factor | Rate | Adj. Rate | Ext. Value | Infl. % | Res Elig % | Market Factor | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | A | EOA | 0 | 3.430000 | 0.64 | $1,900 | $1,216 | $4,171 | 0% | 0% | 1.0000 | $4,170 |
| 4 | A | EOB2 | 0 | 1.360000 | 0.60 | $1,900 | $1,140 | $1,550 | 0% | 0% | 1.0000 | $1,550 |
| 4 | A | MA | 0 | 2.180000 | 1.28 | $1,900 | $2,432 | $5,302 | 0% | 0% | 1.0000 | $5,300 |
| 4 | A | SK | 0 | 31.370000 | 1.02 | $1,900 | $1,938 | $60,795 | 0% | 0% | 1.0000 | $60,800 |
| 4 | A | WE | 0 | 23.690000 | 1.19 | $1,900 | $2,261 | $53,563 | 0% | 0% | 1.0000 | $53,560 |
| 6 | A | CRA | 0 | 10.840000 | 1.02 | $1,900 | $1,938 | $21,008 | -80% | 0% | 1.0000 | $4,200 |
| 6 | A | MA | 0 | 3.300000 | 1.28 | $1,900 | $2,432 | $8,026 | -80% | 0% | 1.0000 | $1,610 |
| 6 | A | MRA | 0 | 2.670000 | 0.94 | $1,900 | $1,786 | $4,769 | -80% | 0% | 1.0000 | $950 |
| 6 | A | OCA | 0 | 3.510000 | 0.94 | $1,900 | $1,786 | $6,269 | -80% | 0% | 1.0000 | $1,250 |
| 6 | A | SK | 0 | 5.540000 | 1.02 | $1,900 | $1,938 | $10,737 | -80% | 0% | 1.0000 | $2,150 |
| 6 | A | TR | 0 | 0.210000 | 1.28 | $1,900 | $2,432 | $511 | -80% | 0% | 1.0000 | $100 |
| 6 | A | W | 0 | 0.310000 | 0.50 | $1,900 | $950 | $295 | -80% | 0% | 1.0000 | $60 |
| 6 | A | WE | 0 | 6.660000 | 1.19 | $1,900 | $2,261 | $15,058 | -80% | 0% | 1.0000 | $3,010 |
| 72 | A | WTR | 0 | 16.910000 | 0.50 | $1,900 | $950 | $16,065 | -40% | 0% | 1.0000 | $9,640 |
| 81 | A | | 0 | 0.610000 | 1.00 | $1,900 | $1,900 | $1,159 | -100% | 0% | 1.0000 | $00 |

**Data Source** Aerial **Collector** 11/03/2022 rc **Appraiser** 02/28/2023 Nexus

## Land Computations

| | |
|---|---|
| Calculated Acreage | 112.74 |
| Actual Frontage | 0 |
| Developer Discount | ☐ |
| Parcel Acreage | 112.74 |
| 81 Legal Drain NV | 0.61 |
| 82 Public Roads NV | 0.03 |
| 83 UT Towers NV | 0.12 |
| 9 Homesite | 0.00 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 111.98 |
| Farmland Value | $148,350 |
| Measured Acreage | 111.98 |
| Avg Farmland Value/Acre | 1325 |
| Value of Farmland | $148,370 |
| Classified Total | $0 |
| Farm / Classifed Value | $148,400 |
| Homesite(s) Value | $0 |
| 91/92 Value | $0 |
| Supp. Page Land Value | |
| CAP 1 Value | $0 |
| CAP 2 Value | $148,400 |
| CAP 3 Value | $0 |
| **Total Value** | **$148,400** |

| Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100') | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Land Type | Pricing Method | Soil ID | Act Front. | Size | Factor | Rate | Adj. Rate | Ext. Value | Infl. % | Res Elig % | Market Factor | Value |
| 82 | A | | 0 | 0.030000 | 1.00 | $1,900 | $1,900 | $57 | -100% | 0% | 1.0000 | $00 |
| 83 | A | | 0 | 0.120000 | 1.00 | $1,900 | $1,900 | $228 | -100% | 0% | 1.0000 | $00 |