

General Information

Parcel Number 89-10-05-000-402.000-004
Local Parcel Number 31-05-000-402.000-03

Tax ID: 003-00272-00

Routing Number

Property Class 101 RENTAL
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 3105000

Location Address (1) 5357 NOLANDS FORK RD RICHMOND, IN 47374

Zoning ZO01 Residential

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

Ownership

DOHERTY, INC
2211 PEACOCK RD
RICHMOND, IN 47374

Legal

PT SE SEC 5-16-14 138.22A

Transfer of Ownership

Date 01/01/1900 Owner DOHERTY, INC Doc ID Code Book/Page Adj Sale Price V/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)

Table with 7 columns: Year (2025-2022), 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)

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (138.22), Actual Frontage (0), Developer Discount, Parcel Acreage (138.22), 81 Legal Drain NV (2.39), 82 Public Roads NV (1.33), 83 UT Towers NV (0.50), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (133.00), Farmland Value (\$291,030), Measured Acreage (133.00), Avg Farmland Value/Acre (2188), Value of Farmland (\$291,000), Classified Total (\$0), Farm / Classified Value (\$291,000), Homesite(s) Value (\$21,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$291,000), CAP 3 Value (\$0), Total Value (\$312,800)

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

Table with 15 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. Contains rows for various land parcels.

Data Source External Only Collector 11/03/2022 rc

Appraiser 02/28/2023 Nexus

		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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
83	A		0	0.500000	1.00	\$2,390	\$2,390	\$1,195	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1664 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, Enclosed Frame	348	\$20,000
Porch, Open Masonry	160	\$8,800
Wood Deck	120	\$3,300

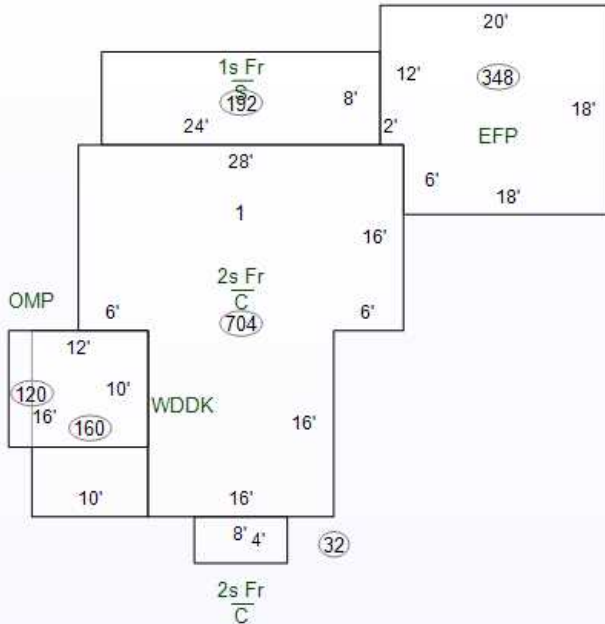
Plumbing

	#	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	4
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	928	928	\$99,000	
2	1Fr	736	736	\$43,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		736	0	\$6,600	
Slab		192	0	\$0	
				Total Base	\$148,800
Adjustments				1 Row Type Adj. x 1.00	\$148,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				2:736 1:928	\$5,900
No Elec (-)					\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$154,700
				Sub-Total, 1 Units	
Exterior Features (+)				\$32,100	\$186,800
Garages (+) 0 sqft				\$0	\$186,800
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.85
				Replacement Cost	\$142,902

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	D+2	1900	1900	125	A		0.85		1,664 sqft	\$142,902	50%	\$71,450	0%	100%	1.270	1.000	100.00	0.00	0.00	\$90,700
2: Detached Garage/Boat H	1	Wood Fr	C	1900	1900	125	A	\$59.52	0.85	\$50.59	16'x16'	\$12,952	45%	\$7,120	94%	100%	1.270	1.000	100.00	0.00	0.00	\$500
3: Lean-to	1	Earth Flo	C	1900	1900	125	A	\$7.58	0.85		18'x34' x 14'	\$3,943	65%	\$1,380	55%	100%	1.000	1.000	0.00	0.00	100.00	\$600
4: Milk House	1	C	C	1940	1940	85	F	\$57.68	0.85		10'x12'	\$5,883	70%	\$1,770	90%	100%	1.000	1.000	0.00	0.00	100.00	\$200
5: Type 2 Barn	2		D	1900	1900	125	A	\$53.73	0.85		34' x 64' x 20'	\$71,821	65%	\$25,140	75%	100%	1.000	1.000	0.00	0.00	100.00	\$6,300

