

General Information

Parcel Number 89-10-05-000-402.001-004
Local Parcel Number 31-05-000-402.010-03

Tax ID: 003-00271-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 004 (Local 003)
School Corp 8360
Neighborhood 934008-003
Section/Plat 3105000
Location Address (1) 5313 NOLANDS FORK RD

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

SW P SW SEC 4-16-14 0.02A; LOT 1 PT SE SEC 5 -16-14 0.72A; LOT 1 PT SE SEC 5-16-14 20.28A



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

Table with 7 columns: Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

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.

Transfer of Ownership

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

Notes

2/28/2023 Misc: 2023 GENERAL REVAL

Agricultural

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 2582 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	112	\$9,400
Porch, Open Frame	208	\$10,100
Wood Deck	294	\$6,300

**Plumbing**

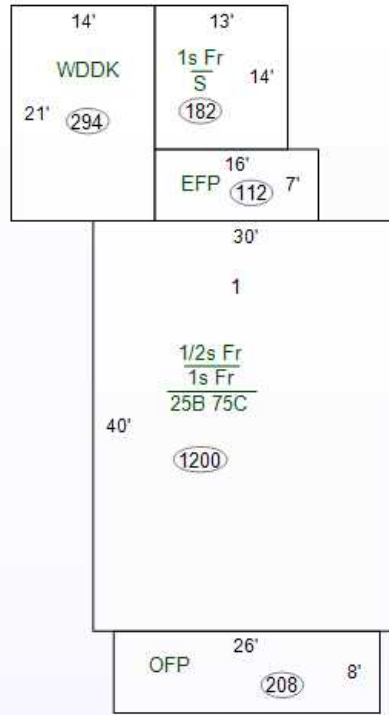
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	6
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	11

**Heat Type**

Central Warm Air



- 4
- 3
- 5
- 2

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1382	1382	\$127,900	
2					
3					
4					
1/4					
1/2	1Fr	1200	1200	\$45,300	
3/4					
Attic					
Bsmt		300	0	\$19,800	
Crawl		900	0	\$7,200	
Slab		182	0	\$0	
				<b>Total Base</b>	\$200,200

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	\$200,200
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1382 1/2:1200 \$6,000
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$208,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$25,800	\$234,400
Garages (+) 0 sqft	\$0	\$234,400
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	
<b>Replacement Cost</b>		\$199,240

**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	1 1/2	Wood Fr	C	1900	1900	125 A		0.85		2,882 sqft	\$199,240	45%	\$109,580	0%	100%	1.270	1.000	100.00	0.00	0.00	\$139,200
2: Barn, Bank & Flat (T2)	1		D	1930	1930	95 A	\$40.02	0.85		32' x 32' x 12'	\$26,296	65%	\$9,200	0%	100%	1.000	1.000	0.00	0.00	100.00	\$9,200
3: Lean-to	1	Earth Flo	C	1900	1900	125 A	\$5.58	0.85		14'x30' x 10'	\$1,992	65%	\$700	60%	100%	1.000	1.000	0.00	0.00	100.00	\$300
4: Poultry House	1	Wood Fr	D	1940	1940	85 A	\$24.61	0.85		12'x36'	\$7,229	65%	\$2,530	90%	100%	1.000	1.000	0.00	0.00	100.00	\$300
5: Type 2 Barn	1		D	1900	1900	125 A	\$41.23	0.85		30' x 30' x 14'	\$20,158	65%	\$7,060	50%	100%	1.000	1.000	0.00	0.00	100.00	\$3,500