

89-10-09-000-204.000-006

DOHERTY, INC

2254 ROUND BARN RD

101, Cash Grain/General Farm

CENTER-934008 (034)/9340

1/2

General Information

Parcel Number 89-10-09-000-204.000-006
Local Parcel Number 31-09-000-204.000-34

Tax ID: 034-00277-00

Routing Number

Property Class 101 RENTAL
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 006 (Local 034) RICHMOND CITY -CENTER TWP

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 934008-034 CENTER-934008 (034)

Section/Plat 3109000

Location Address (1) 2254 ROUND BARN RD RICHMOND, IN 47330

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 NE 9-16-14 2.74A & PT SE 4-16-14 0.26A



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

Table with 7 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)

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

Data Source Owner

Transfer of Ownership

Date 01/01/1900 Owner DOHERTY, INC

Collector 12/01/2022 PLAT

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price V/I CO /

Appraiser 01/12/2023 gw

Notes

12/7/2022 Misc: 2023 GENERAL REVAL
2023 SPLIT 4.229A TO 034-00277-02 PER INST#
2022011650 12-1-22

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$26,900

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1597 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	120	\$7,500

Plumbing

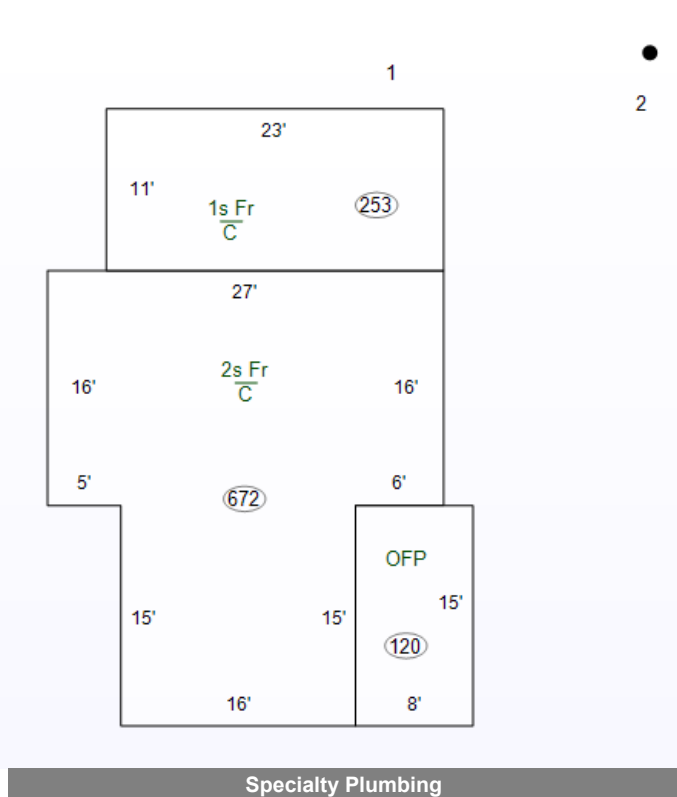
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	925	925	\$99,000	
2	1Fr	672	672	\$41,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		925	0	\$7,300	
Slab					

Total Base \$148,000

Adjustments 1 Row Type Adj. x 1.00 \$148,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:925 2:672 \$5,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$153,900

Sub-Total, 1 Units

Exterior Features (+)	\$7,500	\$161,400
Garages (+) 0 sqft	\$0	\$161,400
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
Replacement Cost		\$130,331

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-1	1920	1950	75 A		0.85		1,597 sqft	\$130,331	45%	\$71,680	25%	100%	1.400	1.000	100.00	0.00	0.00	\$75,300
2: Detached Garage/Boat H	1	Wood Fr	C	1991	1991	34 A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	26%	\$15,150	0%	100%	1.400	1.000	100.00	0.00	0.00	\$21,200