

89-10-27-110-410.000-005

General Information

Parcel Number  
89-10-27-110-410.000-005

Local Parcel Number  
31-27-110-410.000-04

Tax ID:  
004-00468-00

Routing Number

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County  
WAYNE

Township  
CENTER TOWNSHIP

District 005 (Local 004)  
CENTER TOWNSHIP - SANITARY

School Corp 8360  
CENTERVILLE-ABINGTON COMM

Neighborhood 944028-004  
CENTER-944028 (004)

Section/Plat  
3127110

Location Address (1)  
1225 ROUND BARN RD  
RICHMOND, IN 47374

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography  
Level

Public Utilities  
All

Streets or Roads  
Paved

Neighborhood Life Cycle Stage  
Static

Printed  
Tuesday, April 29, 2025

Review Group  
2027

RINEY, DARIN T & GRETHLYN

Ownership

RINEY, DARIN T & GRETHLYN  
12477 OLD POND RD  
NOBLESVILLE, IN 46060

Legal

LOT 61 WOODLAWN VILLAGE

Barcode

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

|                  |                     |                          |                          |                          |                          |                          |
|------------------|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 2025             | Assessment Year     | 2025                     | 2024                     | 2023                     | 2022                     | 2021                     |
| WIP              | Reason For Change   | AA                       | AA                       | AA                       | AA                       | AA                       |
| 02/19/2025       | As Of Date          | 04/22/2025               | 04/17/2024               | 04/20/2023               | 04/22/2022               | 04/16/2021               |
| 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     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$45,100         | Land                | \$45,100                 | \$38,500                 | \$34,700                 | \$33,700                 | \$33,700                 |
| \$45,100         | Land Res (1)        | \$45,100                 | \$38,500                 | \$34,700                 | \$33,700                 | \$33,700                 |
| \$0              | Land Non Res (2)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (3)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$85,200         | Improvement         | \$85,200                 | \$73,900                 | \$66,800                 | \$69,300                 | \$63,600                 |
| \$85,200         | Imp Res (1)         | \$85,200                 | \$73,900                 | \$66,800                 | \$67,800                 | \$62,300                 |
| \$0              | Imp Non Res (2)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (3)     | \$0                      | \$0                      | \$0                      | \$1,500                  | \$1,300                  |
| \$130,300        | Total               | \$130,300                | \$112,400                | \$101,500                | \$103,000                | \$97,300                 |
| \$130,300        | Total Res (1)       | \$130,300                | \$112,400                | \$101,500                | \$101,500                | \$96,000                 |
| \$0              | Total Non Res (2)   | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Total Non Res (3)   | \$0                      | \$0                      | \$0                      | \$1,500                  | \$1,300                  |

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

| 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    |
|-----------|----------------|---------|------------|---------|--------|-------|-----------|------------|---------|---------------|--------|-------|-------|----------|
| F         | F              |         | 190        | 190x220 | 1.16   | \$228 | \$264     | \$50,160   | -10%    | 1.0000        | 100.00 | 0.00  | 0.00  | \$45,140 |

1225 ROUND BARN RD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

| Date       | Owner              | Doc ID     | Code | Book/Page | Adj Sale Price | V/I |
|------------|--------------------|------------|------|-----------|----------------|-----|
| 10/16/2007 | RINEY, DARIN T & G | 2007010499 | QC   | /         | \$0            | I   |
| 01/01/1900 | RINEY, GRETHLYN, P | 2007010499 | QC   | /         |                | I   |

Res

CENTER-944028 (004)/9440

Notes

9/8/2022 Misc: 2023 GENERAL REVAL

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 0.96                     |
| Actual Frontage         | 190                      |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 0.96                     |
| 81 Legal Drain NV       | 0.00                     |
| 82 Public Roads NV      | 0.00                     |
| 83 UT Towers NV         | 0.00                     |
| 9 Homesite              | 0.00                     |
| 91/92 Acres             | 0.00                     |
| Total Acres Farmland    | 0.96                     |
| Farmland Value          | \$0                      |
| Measured Acreage        | 0.00                     |
| Avg Farmland Value/Acre | 0.0                      |
| Value of Farmland       | \$0                      |
| Classified Total        | \$0                      |
| Farm / Classified Value | \$0                      |
| Homesite(s) Value       | \$0                      |
| 91/92 Value             | \$0                      |
| Supp. Page Land Value   |                          |
| CAP 1 Value             | \$45,100                 |
| CAP 2 Value             | \$0                      |
| CAP 3 Value             | \$0                      |
| Total Value             | \$45,100                 |

1/2

Appraiser 09/08/2022 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

1576 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

| Description         | Area | Value   |
|---------------------|------|---------|
| Patio, Treated Pine | 220  | \$1,600 |
| Porch, Open Frame   | 152  | \$8,300 |

Plumbing

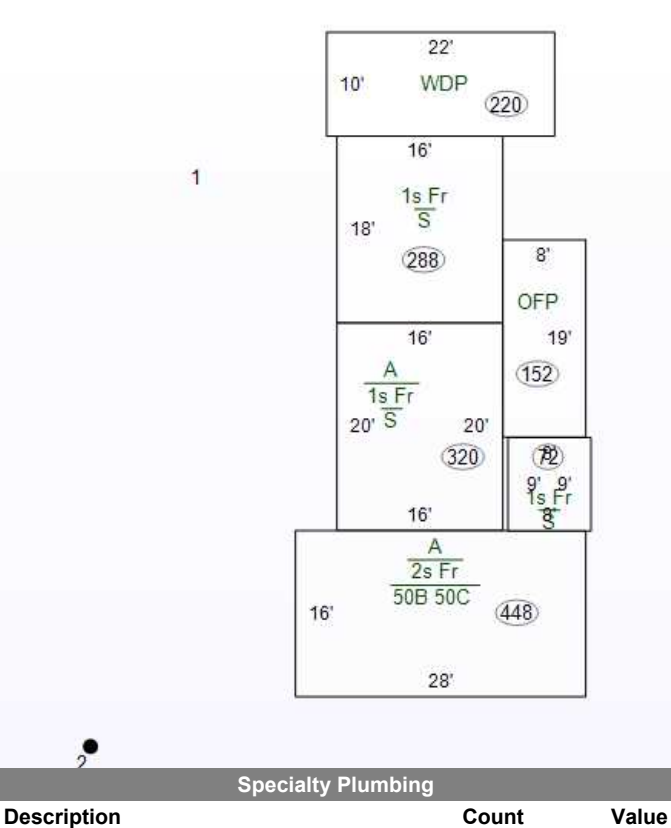
|               | # | TF |
|---------------|---|----|
| Full Bath     | 1 | 3  |
| Half Bath     | 1 | 2  |
| Kitchen Sinks | 1 | 1  |
| Water Heaters | 1 | 1  |
| Add Fixtures  | 0 | 0  |
| Total         | 4 | 7  |

Accommodations

|              |   |
|--------------|---|
| Bedrooms     | 4 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms  | 7 |

Heat Type

Central Warm Air



| Cost Ladder                       |        |                        |                   |           |           |
|-----------------------------------|--------|------------------------|-------------------|-----------|-----------|
| Floor                             | Constr | Base                   | Finish            | Value     | Totals    |
| 1                                 | 1Fr    | 1128                   | 1128              | \$113,100 |           |
| 2                                 | 1Fr    | 448                    | 448               | \$32,300  |           |
| 3                                 |        |                        |                   |           |           |
| 4                                 |        |                        |                   |           |           |
| 1/4                               |        |                        |                   |           |           |
| 1/2                               |        |                        |                   |           |           |
| 3/4                               |        |                        |                   |           |           |
| Attic                             |        | 768                    | 0                 | \$7,500   |           |
| Bsmt                              |        | 224                    | 0                 | \$18,500  |           |
| Crawl                             |        | 224                    | 0                 | \$4,000   |           |
| Slab                              |        | 680                    | 0                 | \$0       |           |
|                                   |        | Total Base             |                   |           | \$175,400 |
| Adjustments                       |        | 1 Row Type Adj. x 1.00 |                   |           | \$175,400 |
| Unfin Int (-)                     |        |                        |                   |           | \$0       |
| Ex Liv Units (+)                  |        |                        |                   |           | \$0       |
| Rec Room (+)                      |        |                        |                   |           | \$0       |
| Loft (+)                          |        |                        |                   |           | \$0       |
| Fireplace (+)                     |        |                        |                   |           | \$0       |
| No Heating (-)                    |        |                        |                   |           | \$0       |
| A/C (+)                           |        |                        | 2:448 1:1128      |           | \$4,900   |
| No Elec (-)                       |        |                        |                   |           | \$0       |
| Plumbing (+ / -)                  |        |                        | 7 – 5 = 2 x \$800 |           | \$1,600   |
| Spec Plumb (+)                    |        |                        |                   |           | \$0       |
| Elevator (+)                      |        |                        |                   |           | \$0       |
| Sub-Total, One Unit               |        |                        |                   |           | \$181,900 |
| Sub-Total, 1 Units                |        |                        |                   |           |           |
| Exterior Features (+)             |        |                        |                   | \$9,900   | \$191,800 |
| Garages (+) 0 sqft                |        |                        |                   | \$0       | \$191,800 |
| Quality and Design Factor (Grade) |        |                        |                   |           | 0.85      |
| Location Multiplier               |        |                        |                   |           | 0.85      |
| Replacement Cost                  |        |                        |                   |           | \$138,576 |

| 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+1   | 1900       | 1900     | 125        | A  |           | 0.85 |          | 2,568 sqft | \$138,576 | 50%      | \$69,290      | 0%      | 100% | 1.230 | 1.000 | 100.00 | 0.00  | 0.00  | \$85,200     |
| 2: Utility Shed         | 1            | SV          | C     | 1920       | 1920     | 105        | F  |           | 0.85 |          | 12'x16'    |           | 70%      |               | 0%      | 100% | 1.230 | 1.000 | 100.00 | 0.00  | 0.00  | \$0          |