

General Information

Parcel Number 89-13-09-000-446.000-001

Local Parcel Number 36-09-000-446.008-01

Tax ID: 001-00183-00

Routing Number

Property Class 141 Agricultural Land With Mobile Home

Year: 2025

Location Information

County WAYNE

Township ABINGTON TOWNSHIP

District 001 (Local 001) ABINGTON TOWNSHIP

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 915001-001 ABINGTON-915001 (001)

Section/Plat 3609000

Location Address (1) 4671 ABINGTON PIKE 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 Tuesday, April 29, 2025

Review Group 2027

Ownership

RINGLEY, DOUGLAS & MARY M 4671 ABINGTON PIKE RICHMOND, IN 47374

Legal

LOT 50 HARGROVE SUB DIV 9.62A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/10/2021 to 01/01/1900.

Notes

5/6/2022 Misc: 2023 GENERAL REVALUATION



Agricultural

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

Table with 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. Rows 1-82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (9.62), Actual Frontage (0), Developer Discount, Parcel Acreage (9.62), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.18), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (8.44), Farmland Value (\$5,620), Measured Acreage (8.44), Avg Farmland Value/Acre (666), Value of Farmland (\$5,620), Classified Total (\$0), Farm / Classified Value (\$5,600), Homesite(s) Value (\$19,200), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,200), CAP 2 Value (\$5,600), CAP 3 Value (\$0), Total Value (\$24,800).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1848 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Wood Deck	168	\$4,100
Porch, Open Frame	300	\$14,000

Plumbing

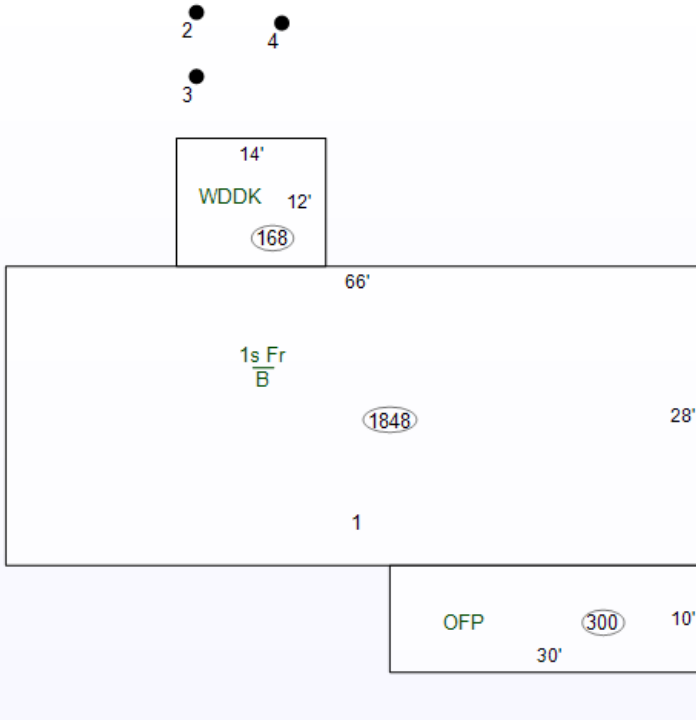
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1848	1848	\$157,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1848	0	\$52,400	
Crawl				
Slab				

Total Base \$209,800

Adjustments 1 Row Type Adj. x 1.00 \$209,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1848	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$217,600

Sub-Total, 1 Units

Exterior Features (+)	\$18,100	\$235,700
Garages (+) 0 sqft	\$0	\$235,700
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85

Replacement Cost \$160,276

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	Wood Fr	D	1997	1997	28 A		0.85		3,696 sqft	\$160,276	28%	\$115,400	0%	100%	1.140	1.000	100.00	0.00	0.00	\$131,600
2: Lean-To	1	Earth Flo	C	2016	2016	9 A	\$4.69	0.85		12'x27' x 8'	\$1,292	20%	\$1,030	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,000
3: Type 3 Barn	1	T3AW	C	2014	2014	11 A	\$22.57	0.85		24' x 27' x 10'	\$9,561	25%	\$7,170	0%	100%	1.000	1.000	100.00	0.00	0.00	\$7,200
4: Utility Shed	1	SV	D	1997	1997	28 F		0.85		8'x12'		65%		0%	100%	1.140	1.000	100.00	0.00	0.00	\$0