

89-14-23-000-413.001-011

GREEN, GEORGE R & PAMELA

8574 N STATE RD 227

101, Cash Grain/General Farm

FRANKLIN-975069 (007)/97

1/2

General Information

Parcel Number 89-14-23-000-413.001-011
Local Parcel Number 14-23-000-413.010-07

Tax ID: 007-00061-01

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE

Township FRANKLIN TOWNSHIP

District 011 (Local 007)
FRANKLIN TOWNSHIP

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 975069-007
FRANKLIN-975069 (007)

Section/Plat 1423000

Location Address (1)
8574 N STATE RD 227
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

GREEN, GEORGE R & PAMELA K
8574 ST RD 227 N
RICHMOND, IN 47374

Legal

PT SE SEC 23-15-1 15.731A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include dates 03/13/2023 and 01/01/1900.

Notes

1/10/2025 Misc: 2025 GENERAL REVALUATION
8/17/2020 Misc: 2021: GENERAL REVAL

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.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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.

Land Computations

Table with columns: Description, Value. Rows include 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.

Data Source External Only

Collector 11/12/2024 js

Appraiser 01/10/2025 Nexus

**General Information**

|                      |               |
|----------------------|---------------|
| <b>Occupancy</b>     | Single-Family |
| <b>Description</b>   | MH W / B      |
| <b>Story Height</b>  | 1             |
| <b>Style</b>         | N/A           |
| <b>Finished Area</b> | 1404 sqft     |
| <b>Make</b>          |               |

**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   | 50   | \$1,700 |
| Wood Deck   | 128  | \$3,300 |

**Plumbing**

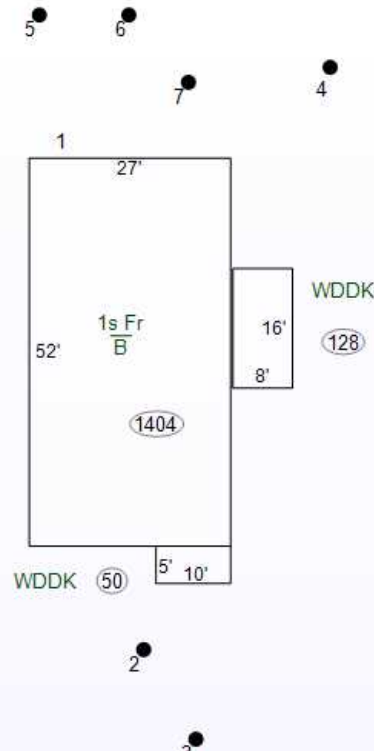
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 2 | 6  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 4 | 8  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 3 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 0 |
| <b>Family Rooms</b> | 0 |
| <b>Total Rooms</b>  | 5 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor Constr | Base | Finish | Value     | Totals |
|--------------|------|--------|-----------|--------|
| 1 1Fr        | 1404 | 1404   | \$129,100 |        |
| 2            |      |        |           |        |
| 3            |      |        |           |        |
| 4            |      |        |           |        |
| 1/4          |      |        |           |        |
| 1/2          |      |        |           |        |
| 3/4          |      |        |           |        |
| Attic        |      |        |           |        |
| Bsmt         | 1404 | 0      | \$43,200  |        |
| Crawl        |      |        |           |        |
| Slab         |      |        |           |        |

**Total Base** \$172,300

**Adjustments** 1 Row Type Adj. x 1.00 \$172,300

|                  |                   |         |
|------------------|-------------------|---------|
| Unfin Int (-)    |                   | \$0     |
| Ex Liv Units (+) |                   | \$0     |
| Rec Room (+)     |                   | \$0     |
| Loft (+)         |                   | \$0     |
| Fireplace (+)    |                   | \$0     |
| No Heating (-)   |                   | \$0     |
| A/C (+)          | 1:1404            | \$4,600 |
| No Elec (-)      |                   | \$0     |
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 | \$2,400 |
| Spec Plumb (+)   |                   | \$0     |
| Elevator (+)     |                   | \$0     |

**Sub-Total, One Unit** \$179,300

**Sub-Total, 1 Units**

Exterior Features (+) \$5,000 \$184,300

Garages (+) 0 sqft \$0 \$184,300

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.85

**Replacement Cost** \$125,324

**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: MH W / B                | 1            | Wood Fr     | D     | 2003       | 2003     | 22         | A  |           | 0.85 |          | 2,808 sqft      | \$125,324 | 26%      | \$92,740      | 0%      | 100% | 1.210 | 1.000 | 100.00 | 0.00   | 0.00  | \$112,200    |
| 2: Car Shed                | 1            |             | D     | 2009       | 2009     | 16         | A  | \$10.10   | 0.85 | \$2.73   | 18'x26'         | \$1,276   | 30%      | \$890         | 0%      | 100% | 1.210 | 1.000 | 100.00 | 0.00   | 0.00  | \$1,100      |
| 3: Type 3 Barn             | 1            | T3AW        | C     | 1995       | 1995     | 30         | A  | \$17.68   | 0.85 |          | 30' x 56' x 14' | \$20,430  | 50%      | \$10,210      | 0%      | 100% | 1.000 | 1.000 | 100.00 | 0.00   | 0.00  | \$10,200     |
| 4: Type 3 Barn             | 1            | T3AW        | C     | 2011       | 2011     | 14         | A  | \$22.47   | 0.85 |          | 22' x 30' x 14' | \$10,574  | 30%      | \$7,400       | 0%      | 100% | 1.000 | 1.000 | 100.00 | 0.00   | 0.00  | \$7,400      |
| 5: Utility Shed            | 1            | SV          | D     | 1989       | 1989     | 36         | F  |           | 0.85 |          | 12'x18'         |           | 70%      |               | 0%      | 100% | 1.210 | 1.000 | 0.00   | 100.00 | 0.00  | \$0          |
| 6: Utility Shed            | 1            | SV          | D     | 2011       | 2011     | 14         | A  |           | 0.85 |          | 12'x20'         |           | 40%      |               | 0%      | 100% | 1.210 | 1.000 | 0.00   | 100.00 | 0.00  | \$0          |
| 7: Wood Deck- Treated pine | 1            |             | C     | 2005       | 2005     | 20         | A  |           | 0.85 |          | 11'x20'         | \$4,250   | 20%      | \$3,400       | 0%      | 100% | 1.210 | 1.000 | 100.00 | 0.00   | 0.00  | \$4,100      |