

89-14-27-000-102.001-011

General Information

Parcel Number
89-14-27-000-102.001-011

Local Parcel Number
14-27-000-102.010-07

Tax ID:
007-00262-02

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
1427000

Location Address (1)
7841 CART RD
RICHMOND, IN 47374

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 Friday, May 16, 2025

Review Group 2029

BERTRAM, CAROL A & CHRIST

Ownership

BERTRAM, CAROLA & CHRISTOPHE
7841 CART RD
RICHMOND, IN 47374

Legal

PT NW SEC 27-15-1 20.000A

7841 CART RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	BERTRAM, CAROL A		CO	/			

101, Cash Grain/General Farm

FRANKLIN-975069 (007)/97 1/4

Notes

12/19/2024 Misc: 2025 GENERAL REVAUATION
8/21/2020 Misc: 2021 GENEREAL REVAL
3/12/2019 Misc: 2019 - REMOVE FEED LOT PER
STATE GUIDELINE PER COUNTY ASSESSOR
3/12/2019



Agricultural

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/05/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
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	☒	☐	☐	☐	☐
\$48,500	Land	\$48,500	\$52,300	\$48,300	\$41,600	\$36,000
\$18,900	Land Res (1)	\$18,900	\$18,900	\$16,400	\$15,000	\$15,000
\$29,600	Land Non Res (2)	\$29,600	\$33,400	\$31,900	\$26,600	\$21,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$183,800	Improvement	\$183,800	\$183,800	\$166,200	\$156,100	\$165,900
\$165,600	Imp Res (1)	\$165,600	\$165,600	\$146,400	\$112,100	\$111,500
\$1,100	Imp Non Res (2)	\$1,100	\$1,100	\$2,300	\$0	\$0
\$17,100	Imp Non Res (3)	\$17,100	\$17,100	\$17,500	\$44,000	\$54,400
\$232,300	Total	\$232,300	\$236,100	\$214,500	\$197,700	\$201,900
\$184,500	Total Res (1)	\$184,500	\$184,500	\$162,800	\$127,100	\$126,500
\$30,700	Total Non Res (2)	\$30,700	\$34,500	\$34,200	\$26,600	\$21,000
\$17,100	Total Non Res (3)	\$17,100	\$17,100	\$17,500	\$44,000	\$54,400

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

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
9	A		0	1.000000	1.00	\$18,900	\$18,900	\$18,900	0%	1.0000	100.00	0.00	0.00	\$18,900
4	A	CRA	0	2.360000	1.02	\$2,120	\$2,162	\$5,102	0%	1.0000	0.00	100.00	0.00	\$5,100
4	A	CRB	0	0.220000	0.89	\$2,120	\$1,887	\$415	0%	1.0000	0.00	100.00	0.00	\$420
4	A	SH	0	1.120000	1.11	\$2,120	\$2,353	\$2,635	0%	1.0000	0.00	100.00	0.00	\$2,640
4	A	SUB3	0	7.640000	0.77	\$2,120	\$1,632	\$12,468	0%	1.0000	0.00	100.00	0.00	\$12,470
4	A	SUC3	0	0.550000	0.68	\$2,120	\$1,442	\$793	0%	1.0000	0.00	100.00	0.00	\$790
4	A	TR	0	1.030000	1.28	\$2,120	\$2,714	\$2,795	0%	1.0000	0.00	100.00	0.00	\$2,800
5	A	SH	0	3.750000	1.11	\$2,120	\$2,353	\$8,824	-60%	1.0000	0.00	100.00	0.00	\$3,530
5	A	SUB3	0	0.410000	0.77	\$2,120	\$1,632	\$669	-60%	1.0000	0.00	100.00	0.00	\$270
5	A	SUC3	0	0.510000	0.68	\$2,120	\$1,442	\$735	-60%	1.0000	0.00	100.00	0.00	\$290
71	A	SUB3	0	1.360000	0.77	\$2,120	\$1,632	\$2,220	-40%	1.0000	0.00	100.00	0.00	\$1,330
82	A		0	0.050000	1.00	\$2,120	\$2,120	\$106	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	20.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	20.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.05
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	18.95
Farmland Value	\$29,640
Measured Acreage	18.95
Avg Farmland Value/Acre	1564
Value of Farmland	\$29,640
Classified Total	\$0
Farm / Classified Value	\$29,600
Homesite(s) Value	\$18,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$18,900
CAP 2 Value	\$29,600
CAP 3 Value	\$0
Total Value	\$48,500

General Information			Plumbing		
Occupancy	Single-Family		#	TF	
Description	Residential Dwelling		Full Bath	2	6
Story Height	2		Half Bath	0	0
Style	N/A		Kitchen Sinks	1	1
Finished Area	1836 sqft		Water Heaters	1	1
Make			Add Fixtures	0	0
Floor Finish			Total	4	8

☐ Earth	☐ Tile
☒ Slab	☒ Carpet
☒ Sub & Joist	☒ Unfinished
☐ Wood	☐ Other
☐ Parquet	

Wall Finish	
☒ Plaster/Drywall	☒ Unfinished
☐ Paneling	☐ Other
☐ Fiberboard	

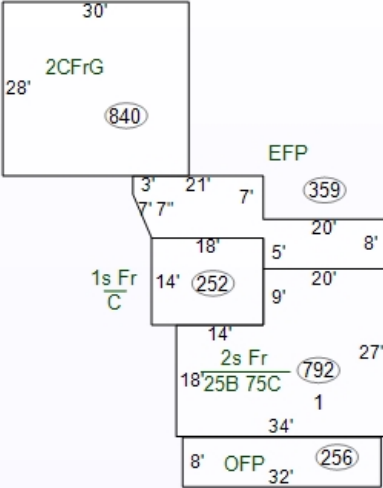
Roofing				
☐ Built-Up	☐ Metal	☒ Asphalt	☐ Slate	☐ Tile
☐ Wood Shingle		☐ Other		

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	359	\$20,000
Porch, Open Frame	256	\$12,000

Accommodations		
Bedrooms	3	
Living Rooms	1	
Dining Rooms	1	
Family Rooms	0	
Total Rooms	7	

Heat Type	
Central Warm Air	

6	10	11
12	4	5
8	9	2
7	3	13
		14



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1044	1044	\$108,400
2	1Fr	792	792	\$45,500
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		198	0	\$18,100
Crawl		846	0	\$7,000
Slab				

		Total Base	\$179,000
Adjustments	1 Row Type Adj. x 1.00		\$179,000
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)	1:1044 2:792		\$5,500
No Elec (-)			\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800		\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0

Specialty Plumbing		
Description	Count	Value

		Sub-Total, One Unit	\$186,900
		Sub-Total, 1 Units	
Exterior Features (+)	\$32,000		\$218,900
Garages (+) 840 sqft	\$31,900		\$250,800
Quality and Design Factor (Grade)			1.00
Location Multiplier			0.85
Replacement Cost			\$213,180

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	1888	1888	137	A		0.85		2,034 sqft	\$213,180	45%	\$117,250	0%	100%	1.210	1.000	100.00	0.00	0.00	\$141,900
2: Frame Corn Crib	1	Drive Thr	D	1900	1900	125	P	\$21.79	0.85		18' x20'	\$5,334	80%	\$1,070	50%	100%	1.000	1.000	0.00	0.00	100.00	\$500
3: Lean-to	1	Earth Flo	C	1991	1991	34	A	\$5.58	0.85		18'x22' x 10'	\$1,878	55%	\$850	0%	100%	1.000	1.000	0.00	0.00	100.00	\$900
4: Lean-to	1	Earth Flo	D	1900	1900	125	P	\$6.39	0.85		1,336 sqft x 12'	\$5,805	80%	\$1,160	50%	100%	1.000	1.000	0.00	0.00	100.00	\$600
5: Poultry House	1	Wood Fr	D	1973	1973	52	A	\$33.71	0.85		10'x10'	\$2,292	65%	\$800	95%	100%	1.000	1.000	0.00	0.00	100.00	\$100
6: Steel Grain Bin	1		C	1976	1976	49	A		0.85		18' x 18'	\$12,916	65%	\$4,520	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,500
7: Steel Grain Bin	1		C	1976	1976	49	A		0.85		18' x 18'	\$12,916	65%	\$4,520	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,500
8: Steel Grain Bin	1		C	1976	1976	49	A		0.85		18' x 14'	\$10,895	65%	\$3,810	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,800
9: Steel Grain Bin	1		C	1976	1976	49	A		0.85		14' x 10'	\$6,306	65%	\$2,210	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,200
10: Type 3 Barn	1	T30W	C	1970	1970	55	A	\$17.68	0.85		20' x 10' x 15'	\$3,052	65%	\$1,070	0%	100%	1.000	1.000	0.00	100.00	0.00	\$1,100
11: Type 3 Barn	1	T31SO	C	1973	1973	52	A	\$14.55	0.85		30' x 70' x 14'	\$25,970	65%	\$9,090	0%	100%	1.000	1.000	100.00	0.00	0.00	\$9,100

Exterior Features			Specialty Plumbing		
Description	Area	Value	Description	Count	Value

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
12: Type 3 Barn	1	T3AW	C	2006	2006	19 A	\$14.49	0.85		52' x 70' x 14'	\$44,844	35%	\$29,150	50%	100%	1.000	1.000	100.00	0.00	0.00	\$14,600
13: Utility Shed	1	SV	D	1950	1950	75 A		0.85		6'x8'		65%		0%	100%	1.210	1.000	0.00	100.00	0.00	\$0
14: Utility Shed	1	SV	D	1940	1940	85 F		0.85		10'x10'		70%		0%	100%	1.210	1.000	0.00	100.00	0.00	\$0

