

General Information

Parcel Number
89-16-08-100-101.000-028

Local Parcel Number
46-08-100-101.000-15

Tax ID:
015-01360-00

Routing Number

Ownership

KITCHEL CORP LLC
3426 UNION PIKE
RICHMOND, IN 47374

Legal

PT N D NW 8-14-1 32.381A PT NE 8-14-1 9.843A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/17/2021	KITCHEL CORP LLC	2021012307	WD	/	\$927,000	I
09/20/2010	FRANKLIN COUNTY	2010007047	WD	/	\$247,843	I
09/20/2010	WOTHERSPOON, RO	0	CO	/	\$0	I
01/01/1900	WOTHERSPOON, RO	0	CO	/		I

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION

8/25/2020 Misc: 2021 GENERAL REVAUATION

6/6/2016 : 2017 GENERAL REVAL PHASE 3

Property Class 100
Vacant Land



Agricultural

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 028 (Local 015)
WAYNE TOWNSHIP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 154158-015 N/E
WAYNE-154158 (015 N/E)

Section/Plat
4608100

Location Address (1)
N US HWY 27
RICHMOND, IN 47374

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"/>
\$106,000	Land	\$106,000	\$101,200	\$84,300	\$66,600	\$57,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$106,000	Land Non Res (2)	\$106,000	\$101,200	\$84,300	\$66,600	\$57,200
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$106,000	Total	\$106,000	\$101,200	\$84,300	\$66,600	\$57,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$106,000	Total Non Res (2)	\$106,000	\$101,200	\$84,300	\$66,600	\$57,200
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' 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
4	A	CRB	0	11.810000	0.89	\$2,390	\$2,127	\$25,120	0%	1.0000	0.00	100.00	0.00	\$25,120
4	A	MNB	0	3.660000	0.89	\$2,390	\$2,127	\$7,785	0%	1.0000	0.00	100.00	0.00	\$7,780
4	A	MNC	0	0.050000	0.81	\$2,390	\$1,936	\$97	0%	1.0000	0.00	100.00	0.00	\$100
4	A	MWB	0	4.400000	0.87	\$2,390	\$2,079	\$9,148	0%	1.0000	0.00	100.00	0.00	\$9,150
4	A	TR	0	20.704000	1.28	\$2,390	\$3,059	\$63,334	0%	1.0000	0.00	100.00	0.00	\$63,330
6	A	CRB	0	0.190000	0.89	\$2,390	\$2,127	\$404	-80%	1.0000	0.00	100.00	0.00	\$80
6	A	TR	0	0.780000	1.28	\$2,390	\$3,059	\$2,386	-80%	1.0000	0.00	100.00	0.00	\$480
82	A		0	0.630000	1.00	\$2,390	\$2,390	\$1,506	-100%	1.0000	0.00	100.00	0.00	\$00

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**
Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Improving

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source Estimated

Collector 03/05/2020 ts

Appraiser 08/25/2020 ts

Land Computations

Calculated Acreage	42.22
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	42.22
81 Legal Drain NV	0.00
82 Public Roads NV	0.63
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	41.59
Farmland Value	\$106,040
Measured Acreage	41.59
Avg Farmland Value/Acre	2549
Value of Farmland	\$106,020
Classified Total	\$0
Farm / Classified Value	\$106,000
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$106,000
CAP 3 Value	\$0
Total Value	\$106,000

