General Information

Parcel Number
89-16-08-300-209.000-028

Local Parcel Number
46-08-300-209.000-15

Tax ID:
015-02075-00

Routing Number

Property Class 101 RENTAL
Cash Grain/General Farm

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 028 (Local 015)
WAYNE TOWNSHIP

School Corp 8385
RICHMOND COMMUNITY

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

Section/Plat
4608300

Location Address (1)
4465 UNION PIKE
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Improving

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

KITCHEL CORP LLC
3426 UNION PIKE
RICHMOND, IN 47374

Legal

W D SW SEC 8-14-1 68.691A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/28/2024	KITCHEL CORP LLC	2024001278	WD	/	$763,250	I
01/01/1900	DOHERTY, INC		CO	/		I

Notes

3/31/2025 Misc: NC-added barns-Nexus

10/20/2021 Misc: 2022: GENERAL REVALUATION

Agricultural

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
04/12/2025	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	☐	☐	☐	☐	☐
$127,800	**Land**	**$127,800**	**$119,700**	**$100,500**	**$82,600**	**$73,200**
$20,900	Land Res (1)	$20,900	$17,700	$15,500	$15,500	$15,500
$106,900	Land Non Res (2)	$106,900	$102,000	$85,000	$67,100	$57,700
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$336,900	**Improvement**	**$336,900**	**$83,700**	**$73,400**	**$72,300**	**$65,700**
$336,900	Imp Res (1)	$336,900	$83,700	$72,400	$71,300	$64,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$1,000	$1,000	$900
$464,700	**Total**	**$464,700**	**$203,400**	**$173,900**	**$154,900**	**$138,900**
$357,800	Total Res (1)	$357,800	$101,400	$87,900	$86,800	$80,300
$106,900	Total Non Res (2)	$106,900	$102,000	$85,000	$67,100	$57,700
$0	Total Non Res (3)	$0	$0	$1,000	$1,000	$900

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
9	A		0	1.000000	1.00	$20,900	$20,900	$20,900	0%	1.0000	100.00	0.00	0.00	$20,900
4	A	CRB	0	2.540000	0.89	$2,390	$2,127	$5,403	0%	1.0000	0.00	100.00	0.00	$5,400
4	A	MNB	0	15.690000	0.89	$2,390	$2,127	$33,373	0%	1.0000	0.00	100.00	0.00	$33,370
4	A	MNC	0	5.480000	0.81	$2,390	$1,936	$10,609	0%	1.0000	0.00	100.00	0.00	$10,610
4	A	MWB	0	5.750000	0.87	$2,390	$2,079	$11,954	0%	1.0000	0.00	100.00	0.00	$11,950
4	A	SH	0	2.120000	1.11	$2,390	$2,653	$5,624	0%	1.0000	0.00	100.00	0.00	$5,620
4	A	SUC3	0	1.890000	0.68	$2,390	$1,625	$3,071	0%	1.0000	0.00	100.00	0.00	$3,070
4	A	TR	0	8.060000	1.28	$2,390	$3,059	$24,656	0%	1.0000	0.00	100.00	0.00	$24,660
5	A	MNB	0	0.230000	0.89	$2,390	$2,127	$489	-60%	1.0000	0.00	100.00	0.00	$200
5	A	MNC	0	0.120000	0.81	$2,390	$1,936	$232	-60%	1.0000	0.00	100.00	0.00	$90
5	A	MWB	0	0.230000	0.87	$2,390	$2,079	$478	-60%	1.0000	0.00	100.00	0.00	$190
5	A	SH	0	0.060000	1.11	$2,390	$2,653	$159	-60%	1.0000	0.00	100.00	0.00	$60
5	A	TR	0	0.380000	1.28	$2,390	$3,059	$1,162	-60%	1.0000	0.00	100.00	0.00	$460
6	A	CRB	0	0.220000	0.89	$2,390	$2,127	$468	-80%	1.0000	0.00	100.00	0.00	$90
6	A	MNB	0	3.500000	0.89	$2,390	$2,127	$7,445	-80%	1.0000	0.00	100.00	0.00	$1,490

Data Source External Only **Collector** 01/02/2023 bb **Appraiser** 09/01/2023 js

Land Computations

Calculated Acreage	68.69
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	68.69
81 Legal Drain NV	0.00
82 Public Roads NV	0.66
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	67.03
Farmland Value	$106,890
Measured Acreage	67.03
Avg Farmland Value/Acre	1595
Value of Farmland	$106,910
Classified Total	$0
Farm / Classifed Value	$106,900
Homesite(s) Value	$20,900
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$20,900
CAP 2 Value	$106,900
CAP 3 Value	$0
Total Value	**$127,800**

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
6	A	MNC	0	4.390000	0.81	$2,390	$1,936	$8,499	-80%	1.0000	0.00	100.00	0.00	$1,700
6	A	MWB	0	6.730000	0.87	$2,390	$2,079	$13,992	-80%	1.0000	0.00	100.00	0.00	$2,800
6	A	SH	0	9.430000	1.11	$2,390	$2,653	$25,018	-80%	1.0000	0.00	100.00	0.00	$5,000
6	A	TR	0	0.210000	1.28	$2,390	$3,059	$642	-80%	1.0000	0.00	100.00	0.00	$130
82	A		0	0.660000	1.00	$2,390	$2,390	$1,577	-100%	1.0000	0.00	100.00	0.00	$00

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	1588 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

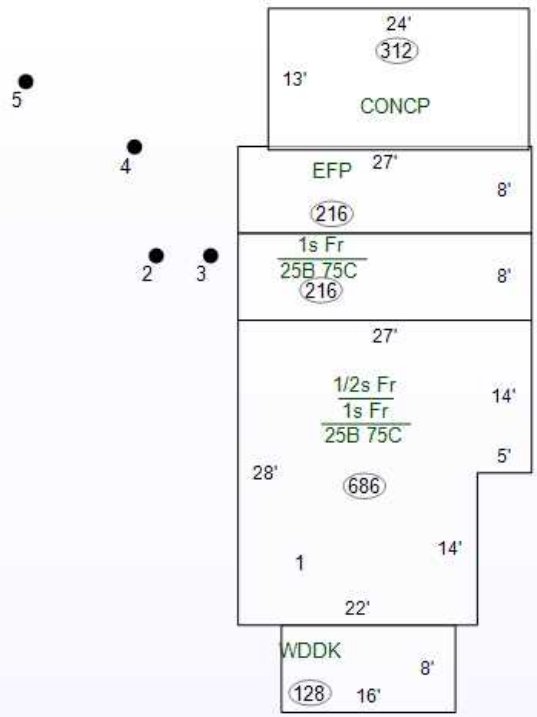
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Wood Deck	128	$3,300
Porch, Enclosed Frame	216	$15,000
Patio, Concrete	312	$2,200



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	902	902	$96,900	
2					
3					
4					
1/4					
1/2	1Fr	686	686	$32,200	
3/4					
Attic					
Bsmt		226	0	$18,500	
Crawl		676	0	$6,500	
Slab					
			Total Base		$154,100
Adjustments			**1 Row Type Adj. x 1.00**		$154,100
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)			1:902 1/2:686		$5,300
No Elec (-)					$0
Plumbing (+ / -)			5 – 5 = 0 x $0		$0
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$159,400
			Sub-Total, 1 Units		
Exterior Features (+)				$20,500	$179,900
Garages (+) 0 sqft				$0	$179,900
			Quality and Design Factor (Grade)		0.85
			Location Multiplier		0.85
			Replacement Cost		$129,978

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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 1/2	Wood Fr	D+1	1860	1860	165	G		0.85		1,814 sqft	$129,978	45%	$71,490	0%	100%	1.270	1.000	100.00	0.00	0.00	$90,800
2: Barn, Pole (T3)	1	T3AWI	C	2024	2024	1	A	$11.28	0.85		80' x 200' x 17'	$160,034	5%	$152,030	0%	100%	1.270	1.000	100.00	0.00	0.00	$193,100
3: Barn, Pole (T3) 02	1	T30W	C	2024	2024	1	A	$9.76	0.85		35' x 200' x 16'	$38,502	5%	$36,580	0%	100%	1.270	1.000	100.00	0.00	0.00	$46,500
4: Detached Garage/Boat H	1	Wood Fr	D	1900	1900	125	F	$48.82	0.85	$33.20	15'x25'	$12,449	65%	$4,360	0%	100%	1.270	1.000	100.00	0.00	0.00	$5,500
5: Utility Shed	1		D	1900	1900	125	A	$20.94	0.85	$14.24	11'x15'	$2,349	65%	$820	0%	100%	1.270	1.000	100.00	0.00	0.00	$1,000

Total all pages $336,900 **Total this page** $336,900