

General Information

Parcel Number 89-16-09-000-102.000-028
Local Parcel Number 46-09-000-102.000-15

Tax ID: 015-00620-00

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/E WAYNE-154158 (015 N/E)

Section/Plat 4609000

Location Address (1) 5084 ARBA PIKE 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 Improving

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

DOHERTY, INC
2211 PEACOCK RD
RICHMOND, IN 47374

Legal

PT NW SEC 9-14-1 29A

Transfer of Ownership

Date 01/01/1900 Owner DOHERTY, INC Doc ID CO Code Book/Page Adj Sale Price V/I

Notes

11/5/2020 Misc: 2021 GENERAL REVALUATION

Agricultural

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

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

Table with 15 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 2 columns: Description, Value. Includes Calculated Acreage (29.00), Actual Frontage (0), Developer Discount, Parcel Acreage (29.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.82), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (27.18), Farmland Value (\$32,130), Measured Acreage (27.18), Avg Farmland Value/Acre (1182), Value of Farmland (\$32,130), Classified Total (\$0), Farm / Classified Value (\$32,100), Homesite(s) Value (\$20,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$32,100), CAP 3 Value (\$0), Total Value (\$53,000)

Data Source Aerial

Collector 03/24/2020 ts

Appraiser 11/05/2020 gc

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1890 sqft
Make

Floor Finish

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	72	\$7,800
Porch, Open Frame	208	\$10,100

Plumbing

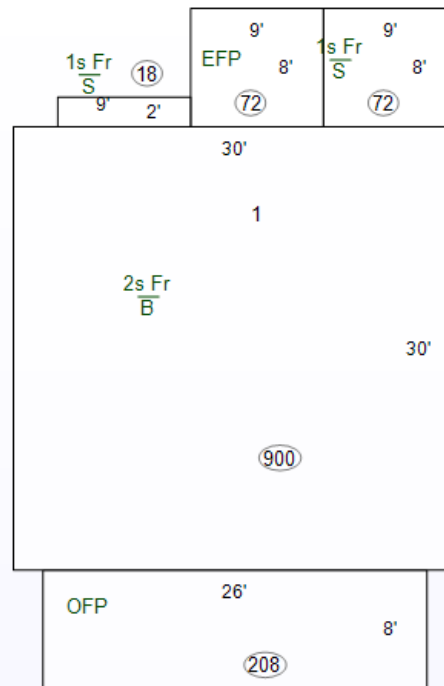
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	990	990	\$105,300	
2 1Fr	900	900	\$48,800	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	900	0	\$32,600	
Crawl				
Slab	90	0	\$0	
			Total Base	\$186,700

Adjustments

1 Row Type Adj. x 1.00		\$186,700
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	2:900 1:990	\$5,700
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$192,400

Sub-Total, 1 Units

Exterior Features (+)	\$17,900	\$210,300
Garages (+) 0 sqft	\$0	\$210,300
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$169,817

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-1	1916	1916	109	A		0.85		2,790 sqft	\$169,817	45%	\$93,400	0%	100%	1.270	1.000	100.00	0.00	0.00	\$118,600
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105	P	\$51.44	0.85	\$34.98	18'x20'	\$12,593	75%	\$3,150	0%	100%	1.270	1.000	100.00	0.00	0.00	\$4,000