89-16-20-230-104.001-030 | **SHEPHERD, DAVID A & FRIEDE** | **800 LOCUST DR** | **501, Vacant - Unplatted (0 to 9.99 Acres)** | **WAYNE-294202 (029)/2942**

General Information

Parcel Number
89-16-20-230-104.001-030

Local Parcel Number
46-20-230-104.010-29

Tax ID:
029-03860-01

Routing Number
4620230-009B

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294202-029
WAYNE-294202 (029)

Section/Plat
4620230

Location Address (1)
800 LOCUST DR
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☑

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

SHEPHERD, DAVID A & FRIEDERIKE
DERIKE M
800 LOCUST DR
RICHMOND, IN 47374

Legal

NE SEC 20-14-1 0.0754A & 0.0696A *TIF*

Transfer of Ownership

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

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION

Res

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	06/27/2023	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	☐	☐	☑	☐	☐
$800	**Land**	**$800**	**$700**	**$600**	**$600**	**$600**
$0	Land Res (1)	$0	$0	$0	$0	$0
$800	Land Non Res (2)	$800	$700	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$600	$600	$600
$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
$800	**Total**	**$800**	**$700**	**$600**	**$600**	**$600**
$0	Total Res (1)	$0	$0	$0	$0	$0
$800	Total Non Res (2)	$800	$700	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$600	$600	$600

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
91	A		0	0.145000	1.00	$5,400	$5,400	$783	0%	1.0000	0.00	100.00	0.00	$780

Land Computations

Calculated Acreage	0.14
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.15
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.14
Total Acres Farmland	0.00
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$800
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$800
CAP 3 Value	$0
Total Value	**$800**

Data Source Aerial **Collector** 12/02/2021 Nexus **Appraiser** 12/02/2021