

General Information

Parcel Number 89-16-26-400-301.000-028
Local Parcel Number 46-26-400-301.000-15

Tax ID: 015-00619-00

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 4626400

Location Address (1) 501 HAYES ARBORETUM RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, 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 SE SEC 26-14-1 65.341A & 4.221A SUBJ TO 0.37A R/W



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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation categories like Land, Improvement, Total, etc.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Data Source Aerial

Transfer of Ownership

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

Collector 04/23/2020 ts

Appraiser 11/09/2020 gc

Notes

11/9/2020 Misc: 2021: GENERAL REVALUATION

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc., and a Total Value of \$80,600.

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
82	A		0	1.870000	1.00	\$2,390	\$2,390	\$4,469	-100%	1.0000	0.00	100.00	0.00	\$00

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2396 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
Stoop, Masonry	104	\$3,200
Porch, Open Frame	150	\$8,300

**Plumbing**

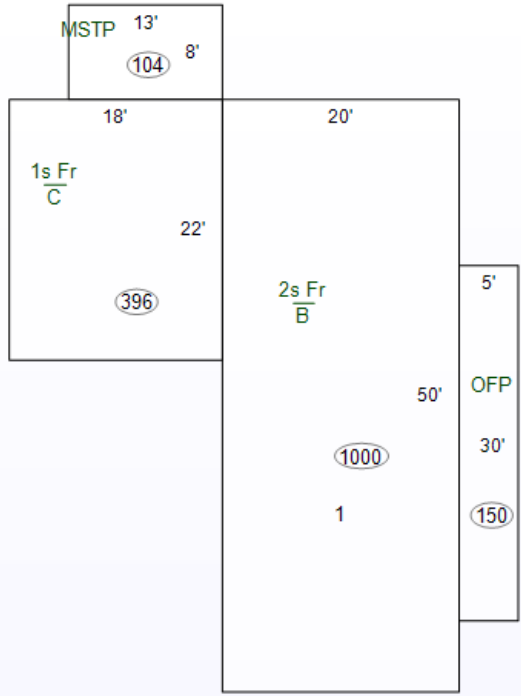
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	11

**Accommodations**

<b>Bedrooms</b>	5
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
2	1 1Fr	1396	1396	\$129,100	
	2 1Fr	1000	1000	\$52,000	
	3				
6	4				
	1/4				
	1/2				
4	3/4				
	Attic				
	Bsmt	500	0	\$24,100	
3	Crawl	396	0	\$5,100	
	Slab				
		<b>Total Base</b>		\$210,300	
7	<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>		\$210,300	
	Unfin Int (-)			\$0	
	Ex Liv Units (+)			\$0	
5	Rec Room (+)			\$0	
	Loft (+)			\$0	
	Fireplace (+)			\$0	
	No Heating (-)			\$0	
	A/C (+)		1:1396 2:1000	\$6,600	
	No Elec (-)			\$0	
	Plumbing (+ / -)		11 - 5 = 6 x \$800	\$4,800	
	Spec Plumb (+)			\$0	
	Elevator (+)			\$0	
		<b>Sub-Total, One Unit</b>		\$221,700	
		<b>Sub-Total, 1 Units</b>			
	Exterior Features (+)		\$11,500	\$233,200	
	Garages (+) 0 sqft		\$0	\$233,200	
	Quality and Design Factor (Grade)			0.95	
	Location Multiplier			0.85	
		<b>Replacement Cost</b>		\$188,309	

**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	1830	1830	195	A		0.85		2,896 sqft	\$188,309	45%	\$103,570	0%	100%	1.270	1.000	0.00	100.00	0.00	\$131,500
2: Detached Garage/Boat H	1	Wood Fr	D+1	1830	1830	195	F	\$39.83	0.85	\$28.78	18'x40'	\$20,720	65%	\$7,250	0%	100%	1.270	1.000	100.00	0.00	0.00	\$9,200
3: Frame Corn Crib	1	Drive Thr	C	1920	1920	105	P	\$21.16	0.85		24' x 40'	\$18,458	80%	\$3,690	95%	100%	1.000	1.000	0.00	0.00	100.00	\$200
4: Lean-to	1	Concrete	D	1830	1830	195	A	\$8.80	0.85		30'x52' x 8'	\$9,335	65%	\$3,270	75%	100%	1.000	1.000	0.00	0.00	100.00	\$800
5: Silo	1	Brick	D	1950	1950	75	A		0.85		12' x 30'	\$11,696	65%	\$4,090	95%	100%	1.000	1.000	0.00	0.00	100.00	\$200
6: Type 2 Barn	2		D+2	1830	1830	195	F	\$54.38	0.85		40' x 52' x 24'	\$96,612	70%	\$28,980	75%	100%	1.000	1.000	0.00	0.00	100.00	\$7,200
7: Utility Shed	1		D	1900	1900	125	A	\$23.66	0.85	\$16.09	10'x10'	\$1,609	65%	\$560	0%	100%	1.270	1.000	100.00	0.00	0.00	\$700

