

89-16-31-410-526.001-030

General Information

Parcel Number
89-16-31-410-526.001-030

Local Parcel Number
46-31-410-526.010-29

Tax ID:
029-03775-01

Routing Number
4631410-071

Property Class 500
Vacant - Platted Lot

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294243-029
WAYNE-294243 (029)

Section/Plat
4631410

Location Address (1)
PEACOCK RD
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

WITT, LUTHER & LINDA KAYE

Ownership

WITT, LUTHER & LINDA KAYE
910 PEACOCK RD
RICHMOND, IN 47374

Legal

E 1/2 LOT 43 C H SELL'S REPLAT



PEACOCK RD

500, Vacant - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	WITT, LUTHER & LIN		CO	/		I

WAYNE-294243 (029)/2942 1/2

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION
10/27/2008 : MEM : SPLIT 2002: LAND SPLIT FROM BROWN, ZONA MAY, 11-01-2001

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	☐	☐	☒	☐	☐
\$7,100	Land	\$7,100	\$6,100	\$5,300	\$5,300	\$5,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$7,100	Land Non Res (2)	\$7,100	\$6,100	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$5,300	\$5,300	\$5,300
\$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
\$7,100	Total	\$7,100	\$6,100	\$5,300	\$5,300	\$5,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$7,100	Total Non Res (2)	\$7,100	\$6,100	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$5,300	\$5,300	\$5,300

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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
F	F		21	21x136	1.01	\$336	\$339	\$7,119	0%	1.0000	0.00	100.00	0.00	\$7,120

Land Computations

Calculated Acreage	0.07
Actual Frontage	21
Developer Discount	☐
Parcel Acreage	0.07
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	0.00
Total Acres Farmland	0.07
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$7,100
CAP 3 Value	\$0
Total Value	\$7,100

