

| General Information                                |  | Ownership                               |  | Transfer of Ownership            |  |                     |  |                                               |  |  | Notes                                          |  |
|----------------------------------------------------|--|-----------------------------------------|--|----------------------------------|--|---------------------|--|-----------------------------------------------|--|--|------------------------------------------------|--|
| <b>Parcel Number</b><br>89-17-12-000-419.000-028   |  | <b>Date</b><br>01/01/1900               |  | <b>Owner</b><br>SPARKS, HERMAN L |  | <b>Doc ID</b><br>CO |  | <b>Code Book/Page Adj Sale Price V/I</b><br>/ |  |  | <b>3/7/2025 Nexus:</b> 2025 GENERAL REVAUATION |  |
| <b>Local Parcel Number</b><br>49-12-000-419.000-15 |  | <b>Legal</b><br>PT SE SEC 12-13-2 2.05A |  |                                  |  |                     |  |                                               |  |  | <b>9/27/2019 Misc:</b> 2020: GENERAL REVAL     |  |

**Tax ID:**  
015-02339-00

**Routing Number**

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

**Year: 2025**

**Location Information**

**County**  
WAYNE

**Township**  
WAYNE TOWNSHIP

**District 028 (Local 015)**  
WAYNE TOWNSHIP

**School Corp 8385**  
RICHMOND COMMUNITY

**Neighborhood 154158-015 S/W**  
WAYNE-154158 (015 S/W)

**Section/Plat**  
4912000

**Location Address (1)**  
VI POST RD  
RICHMOND, IN 47374

**Res**

| Valuation Records (Work In Progress values are not certified values and are subject to change) |                            |                          |                          |                                     |                          |                          |
|------------------------------------------------------------------------------------------------|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 2025                                                                                           | <b>Assessment Year</b>     | 2025                     | 2024                     | 2023                                | 2023                     | 2022                     |
| WIP                                                                                            | <b>Reason For Change</b>   | AA                       | AA                       | AA                                  | AA                       | AA                       |
| 02/19/2025                                                                                     | <b>As Of Date</b>          | 04/22/2025               | 04/17/2024               | 06/27/2023                          | 04/20/2023               | 04/22/2022               |
| Indiana Cost Mod                                                                               | <b>Valuation Method</b>    | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod                    | Indiana Cost Mod         | Indiana Cost Mod         |
| 1.0000                                                                                         | <b>Equalization Factor</b> | 1.0000                   | 1.0000                   | 1.0000                              | 1.0000                   | 1.0000                   |
|                                                                                                | <b>Notice Required</b>     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>\$7,400</b>                                                                                 | <b>Land</b>                | <b>\$7,400</b>           | <b>\$6,300</b>           | <b>\$5,500</b>                      | <b>\$5,500</b>           | <b>\$5,500</b>           |
| \$0                                                                                            | Land Res (1)               | \$0                      | \$0                      | \$0                                 | \$0                      | \$0                      |
| \$7,400                                                                                        | Land Non Res (2)           | \$7,400                  | \$6,300                  | \$0                                 | \$0                      | \$0                      |
| \$0                                                                                            | Land Non Res (3)           | \$0                      | \$0                      | \$5,500                             | \$5,500                  | \$5,500                  |
| <b>\$0</b>                                                                                     | <b>Improvement</b>         | <b>\$0</b>               | <b>\$0</b>               | <b>\$0</b>                          | <b>\$0</b>               | <b>\$0</b>               |
| \$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                      |
| <b>\$7,400</b>                                                                                 | <b>Total</b>               | <b>\$7,400</b>           | <b>\$6,300</b>           | <b>\$5,500</b>                      | <b>\$5,500</b>           | <b>\$5,500</b>           |
| \$0                                                                                            | Total Res (1)              | \$0                      | \$0                      | \$0                                 | \$0                      | \$0                      |
| \$7,400                                                                                        | Total Non Res (2)          | \$7,400                  | \$6,300                  | \$0                                 | \$0                      | \$0                      |
| \$0                                                                                            | Total Non Res (3)          | \$0                      | \$0                      | \$5,500                             | \$5,500                  | \$5,500                  |

| 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   |
| 91                                                                              | A              |         | 0          | 2.050000 | 1.00   | \$4,800 | \$4,800   | \$9,840    | -25%    | 1.0000        | 0.00  | 100.00 | 0.00  | \$7,380 |

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

| Characteristics         |                          |
|-------------------------|--------------------------|
| <b>Topography</b>       | <b>Flood Hazard</b>      |
|                         | <input type="checkbox"/> |
| <b>Public Utilities</b> | <b>ERA</b>               |
| Electricity             | <input type="checkbox"/> |
| <b>Streets or Roads</b> | <b>TIF</b>               |
| Paved                   | <input type="checkbox"/> |

**Neighborhood Life Cycle Stage**  
Improving

| Land Computations       |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 2.05                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 2.05                     |
| 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             | 2.05                     |
| 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 / Classified Value | \$0                      |
| Homesite(s) Value       | \$0                      |
| 91/92 Value             | \$7,400                  |
| Supp. Page Land Value   |                          |
| CAP 1 Value             | \$0                      |
| CAP 2 Value             | \$7,400                  |
| CAP 3 Value             | \$0                      |
| <b>Total Value</b>      | <b>\$7,400</b>           |

