

89-17-36-000-408.000-001

General Information

Parcel Number
89-17-36-000-408.000-001

Local Parcel Number
37-36-000-408.000-01

Tax ID:
001-00045-00

Routing Number

Property Class 199
Other Agricultural Use

Year: 2025

Location Information

County
WAYNE

Township
ABINGTON TOWNSHIP

District 001 (Local 001)
ABINGTON TOWNSHIP

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 915001-001
ABINGTON-915001 (001)

Section/Plat
3736000

Location Address (1)
5702 S US HIGHWAY 27
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2027

GREENMEADOW FARMS, INC

Ownership

GREENMEADOW FARMS, INC
1747 US HIGHWAY 27 N
LIBERTY, IN 473538750

Legal

PT SE 83.09A, PT SW 152.13A, PT NW 34.09A, PT NE 7.60A; NE D NW 1-12-2 24.22A



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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	04/17/2024	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	☒	☐	☐	☐	☐
\$408,300	Land	\$408,300	\$460,400	\$439,100	\$365,900	\$289,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$408,300	Land Non Res (2)	\$408,300	\$460,400	\$439,100	\$365,900	\$289,100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$87,800	Improvement	\$87,800	\$87,800	\$90,000	\$91,400	\$112,100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$87,800	Imp Non Res (3)	\$87,800	\$87,800	\$90,000	\$91,400	\$112,100
\$496,100	Total	\$496,100	\$548,200	\$529,100	\$457,300	\$401,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$408,300	Total Non Res (2)	\$408,300	\$460,400	\$439,100	\$365,900	\$289,100
\$87,800	Total Non Res (3)	\$87,800	\$87,800	\$90,000	\$91,400	\$112,100

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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
4	A	CRB	0	37.930000	0.89	\$2,120	\$1,887	\$71,574	0%	1.0000	0.00	100.00	0.00	\$71,570
4	A	EDF	0	4.750000	0.50	\$2,120	\$1,060	\$5,035	0%	1.0000	0.00	100.00	0.00	\$5,040
4	A	MNC	0	1.490000	0.81	\$2,120	\$1,717	\$2,558	0%	1.0000	0.00	100.00	0.00	\$2,560
4	A	MWB	0	5.960000	0.87	\$2,120	\$1,844	\$10,990	0%	1.0000	0.00	100.00	0.00	\$10,990
4	A	RSB2	0	32.520000	0.98	\$2,120	\$2,078	\$67,577	0%	1.0000	0.00	100.00	0.00	\$67,580
4	A	SUC3	0	46.310000	0.68	\$2,120	\$1,442	\$66,779	0%	1.0000	0.00	100.00	0.00	\$66,780
4	A	TR	0	21.130000	1.28	\$2,120	\$2,714	\$57,347	0%	1.0000	0.00	100.00	0.00	\$57,350
4	A	W	0	0.120000	0.50	\$2,120	\$1,060	\$127	0%	1.0000	0.00	100.00	0.00	\$130
4	A	CRA	0	7.630000	1.02	\$2,120	\$2,162	\$16,496	0%	1.0000	0.00	100.00	0.00	\$16,500
4	A	MNB	0	3.290000	0.89	\$2,120	\$1,887	\$6,208	0%	1.0000	0.00	100.00	0.00	\$6,210
4	A	MS	0	4.350000	0.89	\$2,120	\$1,887	\$8,208	0%	1.0000	0.00	100.00	0.00	\$8,210
4	A	RHA	0	17.890000	0.64	\$2,120	\$1,357	\$24,277	0%	1.0000	0.00	100.00	0.00	\$24,280
4	A	WYB	0	17.990000	0.55	\$2,120	\$1,166	\$20,976	0%	1.0000	0.00	100.00	0.00	\$20,980
4	A	WYC	0	17.190000	0.51	\$2,120	\$1,081	\$18,582	0%	1.0000	0.00	100.00	0.00	\$18,580
5	A	CRA	0	0.010000	1.02	\$2,120	\$2,162	\$22	-60%	1.0000	0.00	100.00	0.00	\$10

Data Source External Only Collector 06/09/2022 Nexus Appraiser 07/22/2022 Nexus

5702 S US HIGHWAY 27

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/11/2013	GREENMEADOW FA	AC#7509	CO	/		
10/11/2013	GREENMEADOW FA	AC#7509	CO	/		
10/11/2013	GREENMEADOW FA	AC#7509	CO	/		
10/11/2013	GREENMEADOW FA	AC#7509	CO	/		
01/01/1900	GREENMEADOW FA	AC#7509	CO	/		

Agricultural

199, Other Agricultural Use

ABINGTON-915001 (001)/91 1/4

Notes

5/5/2022 Misc: 2023 GENERAL REVALUATION
3/12/2019 Misc: 2019 - REMOVE FEED LOT PER STATE GUIDELINE PER COUNTY ASSESSOR 3/12/2019
11/13/2018 Misc: 2019 GENERAL REVALUATION: NO CHANGE
10/28/2013 : 2014: REMOVE EXISTING DWLG & H/S PER F/C 08-01-13
2014: AC# 7509 COMBINES 218.04 CUMULATIVE ACRES FROM 001-00044-00, 001-00042-00, 001-00043-00, & 001-00046-00 08-01-13
2014: CORRECT STEEL GRAIN BIN DIMENSIONS DUE TO ENCODING ERROR

Land Computations

Calculated Acreage	301.13
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	301.13
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	301.13
Farmland Value	\$408,470
Measured Acreage	301.13
Avg Farmland Value/Acre	1356
Value of Farmland	\$408,330
Classified Total	\$0
Farm / Classified Value	\$408,300
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$408,300
CAP 3 Value	\$0
Total Value	\$408,300

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')														
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
5	A	CRB	0	1.300000	0.89	\$2,120	\$1,887	\$2,453	-60%	1.0000	0.00	100.00	0.00	\$980
5	A	EDF	0	3.930000	0.50	\$2,120	\$1,060	\$4,166	-60%	1.0000	0.00	100.00	0.00	\$1,670
5	A	RSB2	0	1.120000	0.98	\$2,120	\$2,078	\$2,327	-60%	1.0000	0.00	100.00	0.00	\$930
5	A	WYB	0	0.170000	0.55	\$2,120	\$1,166	\$198	-60%	1.0000	0.00	100.00	0.00	\$80
5	A	WYC	0	0.970000	0.51	\$2,120	\$1,081	\$1,049	-60%	1.0000	0.00	100.00	0.00	\$420
5	A	MNC	0	0.045000	0.81	\$2,120	\$1,717	\$77	-60%	1.0000	0.00	100.00	0.00	\$30
5	A	MRB	0	6.124000	0.89	\$2,120	\$1,887	\$11,556	-60%	1.0000	0.00	100.00	0.00	\$4,620
5	A	MWB	0	1.480000	0.87	\$2,120	\$1,844	\$2,729	-60%	1.0000	0.00	100.00	0.00	\$1,090
5	A	SUC3	0	6.159000	0.68	\$2,120	\$1,442	\$8,881	-60%	1.0000	0.00	100.00	0.00	\$3,550
5	A	W	0	0.140000	0.50	\$2,120	\$1,060	\$148	-60%	1.0000	0.00	100.00	0.00	\$60
6	A	CRB	0	0.050000	0.89	\$2,120	\$1,887	\$94	-80%	1.0000	0.00	100.00	0.00	\$20
6	A	EDF	0	40.920000	0.50	\$2,120	\$1,060	\$43,375	-80%	1.0000	0.00	100.00	0.00	\$8,680
6	A	HEF	0	0.080000	0.50	\$2,120	\$1,060	\$85	-80%	1.0000	0.00	100.00	0.00	\$20
6	A	MNC	0	2.970000	0.81	\$2,120	\$1,717	\$5,099	-80%	1.0000	0.00	100.00	0.00	\$1,020
6	A	MRB	0	0.250000	0.89	\$2,120	\$1,887	\$472	-80%	1.0000	0.00	100.00	0.00	\$90
6	A	MRC	0	0.040000	0.81	\$2,120	\$1,717	\$69	-80%	1.0000	0.00	100.00	0.00	\$10
6	A	SH	0	3.680000	1.11	\$2,120	\$2,353	\$8,659	-80%	1.0000	0.00	100.00	0.00	\$1,730
6	A	SUC3	0	1.680000	0.68	\$2,120	\$1,442	\$2,423	-80%	1.0000	0.00	100.00	0.00	\$480
6	A	RSB2	0	0.380000	0.98	\$2,120	\$2,078	\$790	-80%	1.0000	0.00	100.00	0.00	\$160
6	A	RHA	0	0.570000	0.64	\$2,120	\$1,357	\$773	-80%	1.0000	0.00	100.00	0.00	\$150
6	A	WYB	0	0.220000	0.55	\$2,120	\$1,166	\$257	-80%	1.0000	0.00	100.00	0.00	\$50
6	A	WYC	0	2.060000	0.51	\$2,120	\$1,081	\$2,227	-80%	1.0000	0.00	100.00	0.00	\$450
71	A	MNC	0	0.125000	0.81	\$2,120	\$1,717	\$215	-40%	1.0000	0.00	100.00	0.00	\$130
71	A	MRB	0	0.126000	0.89	\$2,120	\$1,887	\$238	-40%	1.0000	0.00	100.00	0.00	\$140
71	A	SUC3	0	0.251000	0.68	\$2,120	\$1,442	\$362	-40%	1.0000	0.00	100.00	0.00	\$220
72	A	WTR	0	7.730000	0.50	\$2,120	\$1,060	\$8,194	-40%	1.0000	0.00	100.00	0.00	\$4,920

General Information

Occupancy

Steel Grain Bin

Description

Steel Grain Bin

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Wood Shingle

☐ Metal

☐ Other

☐ Asphalt

☐ Slate

☐ Tile

Exterior Features

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr

Base

Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

6 Crawl

Slab

Total Base

Adjustments

Row Type Adj.

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

\$0

Sub-Total, 1 Units

Exterior Features (+)

\$0

\$0

Garages (+) 0 sqft

\$0

\$0

Quality and Design Factor (Grade)

Location Multiplier

0.85

Replacement Cost

\$19,651

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: Steel Grain Bin	1		C	2006	2006	19	A		0.85		25' x 18'	\$19,651	50%	\$9,830	0%	100%	1.000	1.000	0.00	0.00	100.00	\$9,800
2: Steel Grain Bin	1		C	2009	2009	16	A		0.85		30' x 22'	\$26,673	45%	\$14,670	0%	100%	1.000	1.000	0.00	0.00	100.00	\$14,700
3: Steel Grain Bin	1		C	2006	2006	19	A		0.85		25' x 18'	\$19,651	50%	\$9,830	0%	100%	1.000	1.000	0.00	0.00	100.00	\$9,800
4: Type 3 Barn	1	T31SO	D	1960	1960	65	F	\$15.07	0.85		32' x 56' x 12'	\$13,882	70%	\$4,160	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,200
5: Type 3 Barn	1	T3AW	D	1900	1900	125	A	\$11.49	0.85		50' x 180' x 12'	\$69,219	65%	\$24,230	0%	100%	1.000	1.000	0.00	0.00	100.00	\$24,200
6: Type 3 Barn	1	T3AW	C	1900	1900	125	A	\$12.25	0.85		50' x 140' x 12'	\$71,689	65%	\$25,090	0%	100%	1.000	1.000	0.00	0.00	100.00	\$25,100

Total all pages

\$87,800

Total this page

\$87,800

