

General Information

Parcel Number 89-18-15-000-204.000-028
Local Parcel Number 50-15-000-204.000-15

Tax ID: 015-01535-00

Routing Number

Property Class 199 Other Agricultural Use

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154158-015 S/E WAYNE-154158 (015 S/E)
Section/Plat 5015000
Location Address (1) 2334 NIEWOEHNER RD RICHMOND, IN 47374

Ownership

THORPE, JENNIFER M
1589 MCKAIG RD
TROY, OH 45373

Legal

PT NE SEC 15-13-1 35.32A & 25.00A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for 07/17/2008 and 01/01/1900.

Notes

5/17/2023 Misc: 2023: FIRE ON 11-28-2022 REPORT ATTACHED, REMOVED STRUCTURES EFFECTED IN FIRE. F/C ON 05-17-2023 PER TWP ASSESSOR.



Agricultural

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

Table with columns: 2025, 2024, 2023, 2022. Rows for Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total.

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

Table with columns: 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. Rows for various land parcels.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard []

Public Utilities Electricity ERA []

Streets or Roads Paved TIF []

Neighborhood Life Cycle Stage Improving

Land Computations

Table with columns: Description, Value. Rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

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
6	A	EDF	0	7.030000	0.50	\$2,390	\$1,195	\$8,401	-80%	1.0000	0.00	100.00	0.00	\$1,680
6	A	MNC	0	2.880000	0.81	\$2,390	\$1,936	\$5,576	-80%	1.0000	0.00	100.00	0.00	\$1,120
6	A	MS	0	0.060000	0.89	\$2,390	\$2,127	\$128	-80%	1.0000	0.00	100.00	0.00	\$30
6	A	SH	0	0.360000	1.11	\$2,390	\$2,653	\$955	-80%	1.0000	0.00	100.00	0.00	\$190
6	A	WYB	0	1.080000	0.55	\$2,390	\$1,315	\$1,420	-80%	1.0000	0.00	100.00	0.00	\$280
6	A	WYD	0	0.740000	0.51	\$2,390	\$1,219	\$902	-80%	1.0000	0.00	100.00	0.00	\$180
71	A	EDF	0	0.040000	0.50	\$2,390	\$1,195	\$48	-40%	1.0000	0.00	100.00	0.00	\$30
71	A	ST	0	0.020000	0.81	\$2,390	\$1,936	\$39	-40%	1.0000	0.00	100.00	0.00	\$20
71	A	WYB	0	0.820000	0.55	\$2,390	\$1,315	\$1,078	-40%	1.0000	0.00	100.00	0.00	\$650
72	A	WTR	0	0.950000	0.50	\$2,390	\$1,195	\$1,135	-40%	1.0000	0.00	100.00	0.00	\$680
82	A		0	0.020000	1.00	\$2,390	\$2,390	\$48	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Barn, Pole (T3)
 Description Type 3 Barn
 Story Height 0
 Style N/A
 Finished Area
 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

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				
Crawl				
Slab				

Adjustments	Total Base	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			\$34,165

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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: Type 3 Barn	1	T3AW	C	1979	1979	46	A		\$14.54	0.85		40' x 90' x 14'	\$34,165	60%	\$13,670	0%	100%	1.000	1.000	0.00	0.00	100.00	\$13,700

