General Information

Parcel Number
89-18-15-100-104.009-029

Local Parcel Number
50-15-100-104.090-16

Tax ID:
016-00436-09

Routing Number
5015100-008

Property Class 500
Vacant - Platted Lot

Year: 2023

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 029 (Local 016)
WAYNE TOWNSHIP - SANITARY

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 153157-016
WAYNE-153157 (016)

Section/Plat
5015100

Location Address (1)
S 23RD ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2023

Ownership

RUNZER, DENNIS & CAROLYN G
4065 FLAMINGO BLVD
PORT CHARLOTTE, FL 33948

Legal

LOT 9 FOREST PINES ESTATES

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	RUNZER, DENNIS &		CO	/	$0	I

Notes

12/13/2022 CYCLICAL: 2023 GENERAL REVAL

5/9/2018 Misc: 2019 GENERAL REVALUATION

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$8,900	**Land**	**$8,900**	**$7,000**	**$6,000**	**$6,000**	**$7,300**
$0	Land Res (1)	$0	$0	$0	$0	$0
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$8,900	Land Non Res (3)	$8,900	$7,000	$6,000	$6,000	$7,300
$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
$8,900	**Total**	**$8,900**	**$7,000**	**$6,000**	**$6,000**	**$7,300**
$0	Total Res (1)	$0	$0	$0	$0	$0
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$8,900	Total Non Res (3)	$8,900	$7,000	$6,000	$6,000	$7,300

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. %	Res Elig %	Market Factor	Value
4	A	CRA	0	4.581000	1.02	$1,900	$1,938	$8,878	0%	0%	1.0000	$8,880

Data Source Aerial **Collector** 12/13/2022 Nexus **Appraiser** 12/13/2022 Nexus

Land Computations

Calculated Acreage	4.58
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	4.58
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	4.58
Farmland Value	$8,880
Measured Acreage	4.58
Avg Farmland Value/Acre	1938
Value of Farmland	$8,880
Classified Total	$0
Farm / Classifed Value	$8,900
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$0
CAP 3 Value	$8,900
Total Value	**$8,900**