

General Information

Parcel Number
89-18-16-000-303.000-028

Local Parcel Number
50-16-000-303.000-15

Tax ID:
015-00715-00

Routing Number
5016000-040

Property Class 100
Vacant Land

Ownership

HARDING, CHRISTIAN H & RHONDA
1141 GRIMES ROAD
RICHMOND, IN 47374

Legal

PT SW 16-13-1 1.391A, 8.594A, 27.112A PT NW 16
-13-1 2.36A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/07/2010	HARDING, CHRISTIA	0	CO	/		
10/07/2010	HARDING, CHRISTIA	0	CO	/		
09/28/2010	HARDING, CHRISTIA	2010007321	WD	/	\$34,948	
01/01/1900	FIEDOR, JOHN P & W	2010007321	WD	/	\$34,948	

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION

12/13/2022 CYCLICAL: 2023 GENERAL REVAL

5/23/2018 Misc: 2019 GENERAL REVALUATION



Agricultural

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

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 028 (Local 015)
WAYNE TOWNSHIP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 155159-015
WAYNE-155159 (015)

Section/Plat
5016000

Location Address (1)
STRAIGHTLINE PIKE
RICHMOND, IN 47374

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$12,500	Land	\$12,500	\$11,900	\$9,900	\$9,900	\$7,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$12,500	Land Non Res (2)	\$12,500	\$11,900	\$9,900	\$9,900	\$7,800
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$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
\$12,500	Total	\$12,500	\$11,900	\$9,900	\$9,900	\$7,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$12,500	Total Non Res (2)	\$12,500	\$11,900	\$9,900	\$9,900	\$7,800
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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	EDF	0	0.665000	0.50	\$2,390	\$1,195	\$795	0%	1.0000	0.00	100.00	0.00	\$790
4	A	MNC	0	0.600000	0.81	\$2,390	\$1,936	\$1,162	0%	1.0000	0.00	100.00	0.00	\$1,160
6	A	MNB	0	0.240000	0.89	\$2,390	\$2,127	\$510	-80%	1.0000	0.00	100.00	0.00	\$100
6	A	MNC	0	3.430000	0.81	\$2,390	\$1,936	\$6,640	-80%	1.0000	0.00	100.00	0.00	\$1,330
6	A	EDF	0	8.280000	0.50	\$2,390	\$1,195	\$9,895	-80%	1.0000	0.00	100.00	0.00	\$1,980
6	A	RHA	0	14.640000	0.64	\$2,390	\$1,530	\$22,399	-80%	1.0000	0.00	100.00	0.00	\$4,480
6	A	WYC	0	10.872000	0.51	\$2,390	\$1,219	\$13,253	-80%	1.0000	0.00	100.00	0.00	\$2,650
82	A		0	0.730000	1.00	\$2,390	\$2,390	\$1,745	-100%	1.0000	0.00	100.00	0.00	\$00

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**
Water

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Land Computations

Calculated Acreage	39.46
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	39.46
81 Legal Drain NV	0.00
82 Public Roads NV	0.73
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	38.73
Farmland Value	\$12,490
Measured Acreage	38.73
Avg Farmland Value/Acre	323
Value of Farmland	\$12,510
Classified Total	\$0
Farm / Classified Value	\$12,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$12,500
CAP 3 Value	\$0
Total Value	\$12,500

