

General Information

Parcel Number 89-18-16-000-311.000-028
Local Parcel Number 50-16-000-311.000-15

Tax ID: 015-01970-00

Routing Number 5016000-051

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 155159-015 WAYNE-155159 (015)

Section/Plat 5016000

Location Address (1) BOSTON TWP LINE RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA Water, Sewer, Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

WAGERS, DENNIS R AND GEORGIA 200 SW E ST RICHMOND, IN 47374

Legal

PT E D SW SEC 16-13-1 6.395A



Transfer of Ownership

Date 01/01/1900 Owner WAGERS, DENNIS R Doc ID Code Book/Page Adj Sale Price V/I

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION
12/13/2022 CYCLICAL: 2023 GENERAL REVAL
5/10/2018 Misc: 2019 GENERAL REVALUATION

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

Table with columns for Assessment Year (2025, 2024, 2023), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 06/27/2023, 04/20/2023, 04/22/2022), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$24,400, \$20,800, \$18,300).

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land metrics and values: Calculated Acreage (6.39), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (6.40), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.29), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (6.11), 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 (\$24,400), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$24,400), CAP 3 Value (\$0), Total Value (\$24,400).

