

General Information

Parcel Number 89-18-20-000-414.002-002
Local Parcel Number 44-20-000-414.020-02

Tax ID: 002-00365-03

Routing Number

Property Class 101 RENTAL
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township BOSTON TOWNSHIP
District 002 (Local 002) BOSTON TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 924004-002 BOSTON-924004 (002)
Section/Plat 4420000
Location Address (1) 303 E FARLOW RD RICHMOND, IN 47374

Ownership

CHRISTOPHER, KATHY L
7046 GALTS FERRY RD
ACWORTH, GA 30102

Legal

PT SE SEC 20-13-1 19.488A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/31/2024 and 01/01/1900.

Notes

9/19/2024 PARCEL REVIEW: 2024 PARCEL REVIEW OF LAND AAND STRUCTURES



Agricultural

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

Table with columns: 2025, 2024, 2023. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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 include various land parcels with their respective attributes.

Zoning

Subdivision

Lot

Market Model

Characteristics

Topography Rolling Flood Hazard []

Public Utilities Electricity ERA []

Streets or Roads Paved TIF []

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only Collector 04/14/2022 ls Appraiser 06/02/2022 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (19.49), Actual Frontage (0), Developer Discount, Parcel Acreage (19.49), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.44), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (18.05), Farmland Value (\$27,770), Measured Acreage (18.05), Avg Farmland Value/Acre (1539), Value of Farmland (\$27,780), Classified Total (\$0), Farm / Classified Value (\$27,800), Homesite(s) Value (\$19,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,700), CAP 2 Value (\$27,800), CAP 3 Value (\$0), Total Value (\$47,500).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2601 sqft
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
Porch, Enclosed Frame	132	\$10,600
Portico	432	\$13,700

Plumbing

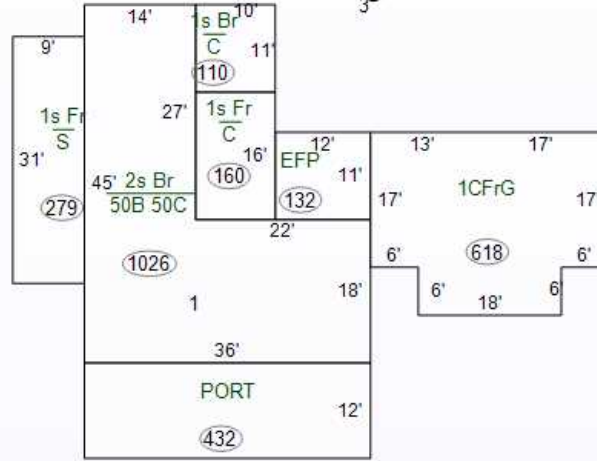
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Other



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	94	1575	1575	\$148,500	
2	7	1026	1026	\$63,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		513	0	\$24,700	
Crawl		783	0	\$6,700	
Slab		279	0	\$0	
Total Base				\$243,700	

Adjustments 1 Row Type Adj. x 1.00 \$243,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:2 MO:2	\$9,000
No Heating (-)	1:1575 2:1026	(\$10,700)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$243,600

Sub-Total, 1 Units

Exterior Features (+)	\$24,300	\$267,900
Garages (+) 618 sqft	\$24,700	\$292,600
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$273,581

Specialty Plumbing

Description	Count	Value
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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: Residential Dwelling	2	5/6 Maso	C+2	1888	1888	137	A			0.85		3,114 sqft	\$273,581	45%	\$150,470	0%	100%	1.210	1.000	100.00	0.00	0.00	\$182,100
2: Type 3 Barn	1	T30W	D	1968	1968	57	F		\$13.11	0.85		30' x 40' x 8'	\$7,443	70%	\$2,230	25%	100%	1.000	1.000	100.00	0.00	0.00	\$1,700
3: Utility Shed	1	SV	D	1968	1968	57	F			0.85		10'x18'		70%		0%	100%	1.210	1.000	100.00	0.00	0.00	\$0