**Notes** 

8/12/2022 Misc: 2022 APPEAL DECISION BASED

7/11/2022 Misc: 2023 GENERAL REVALUATION

UPON SITE VIST

89-18-21-100-129.000-002

**Local Parcel Number** 44-21-100-129.000-02

Tax ID: 002-00332-00

**Routing Number** 

**Property Class 511** 

1 Family Dwell - Unplatted (0 to 9.9

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 4421100

Location Address (1) 1546 E FARLOW RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

**Market Model** 

N/A

Printed

Characte	ristics
Topography Level	Flood Hazard
Public Utilities Electricity	ERA
Streets or Roads Paved	TIF
Neighborhood Life Static	Cycle Stage

Tuesday, April 29, 2025 Review Group 2027 ALBRIGHT, JOHN A & WENDY L

**Ownership** ALBRIGHT, JOHN A & WENDY L 1939 E FARLOW RD RICHMOND, IN 47374

	Legal
PT NW SEC 21-13-1	0.91A

## 1546 E FARLOW RD **Transfer of Ownership** Date Owner Doc ID Code Book/Page Adj Sale Price V/I 09/29/2016 ALBRIGHT, JOHN A & WD 2016008023 \$10,000 09/29/2016 REDD, KEITH QC \$0 2016008022 09/29/2016 REDD, KEITH, RON R HA \$0 2016008021

01/01/1900 REDD, FLOYD N & M 2016008021 HA

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)												
2025	Assessment Year	2025	2024	2023	2022	2022						
WIP	Reason For Change	AA	AA	AA	APP DECISION	AA						
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	08/12/2022	04/22/2022						
Indiana Cost Mod	Valuation Method	Indiana Cost Mod										
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000						
	Notice Required				~							
\$18,800	Land	\$18,800	\$16,300	\$14,300	\$14,300	\$14,300						
\$18,800	Land Res (1)	\$18,800	\$16,300	\$14,300	\$14,300	\$14,300						
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0						
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0						
\$1,000	Improvement	\$1,000	\$1,000	\$1,000	\$1,000	\$4,200						
\$1,000	Imp Res (1)	\$1,000	\$1,000	\$1,000	\$1,000	\$4,200						
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0						
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0						
\$19,800	Total	\$19,800	\$17,300	\$15,300	\$15,300	\$18,500						
\$19,800	Total Res (1)	\$19,800	\$17,300	\$15,300	\$15,300	\$18,500						
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0						
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0						
	Land Data (Standard Donth: Bos 100' Cl 100' Base Let: Bos 100' Y 0' Cl 100' Y 0')											

			Land	Data (Stan	idard De	eptn: Res	100 , CI 100	Base L	ot: Re	5 100 X	U, CI 10	U X U )		
Lan	Pricing Metho d	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	Α		0	0.810000	1.18	\$19,700	\$23,246	\$18,829	0%	1.0000	100.00	0.00	0.00	\$18,830
82	Α	GE	0	0.100000	1.02	\$2,390	\$2,438	\$244 -	100%	1.0000	0.00	100.00	0.00	\$00

Land Computations	;
Calculated Acreage	0.91
Actual Frontage	0
Developer Discount	
Parcel Acreage	0.91
81 Legal Drain NV	0.00
82 Public Roads NV	0.10
83 UT Towers NV	0.00
9 Homesite	0.81
91/92 Acres	0.00
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 / Classifed Value	\$0
Homesite(s) Value	\$18,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$18,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,800

Data Source External Only

**Collector** 06/10/2022

Nexus

**Appraiser** 07/11/2022

Nexus

09-10-21-100-	129.000-002	ALDRIGHT, JUH	IN A &	VV EINI					
Genera	I Information	Plumbing							
Occupancy	Single-Family		#	TF					
Description	Residential Dwelling	Full Bath	1	3					
Story Height	1	Half Bath	0	0					
Style	N/A	Kitchen Sinks	1	1					
Finished Area	780 sqft	Water Heaters	1	1					
Make		Add Fixtures	0	0					
	or Finish	Total	3	5					
Earth	Tile								
✓ Slab	<b>✓</b> Carpet	Accommod	ations						
Sub & Joist	Unfinished	Bedrooms		2					
Wood	Other	Living Rooms		1					
Parquet		Dining Rooms		1					
Wa	all Finish	Family Rooms		1					
		Total Rooms		7					
✓ Plaster/Drywa Paneling	Other	Heat Tu	10.0						
Fiberboard	Other	Heat Ty	pe						
Fiberboard		Central Warm Air							
	Roofin	g							
Built-Up	Metal Asphalt		ile						
Wood Shingle	e Other								
	Exterior Fea	itures							
Description		Area	Va	alue					
Porch, Enclosed	l Frame	240	\$16,	000					

30' EFP 240	8'
30'	
1	
1s Fr 50B 50C (780)	
(780)	26'

Spec	cialty Plumbing	
Description	Count	Value

		Cost Lad	der	
Floor Constr	Base	Finish	Value	Totals
1 1Fr	780	780	\$86,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	390	0	\$21,500	
Crawl	390	0	\$5,100	
Slab				
			Total Base	\$113,100
Adjustments	1 R	ow Type	Adj. x 1.00	\$113,100
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)			1:780	(\$4,500)
A/C (+)				\$0
No Elec (-)			1:780	(\$7,700)
Plumbing (+ / -)		5 -	- 5 = 0 x \$0	\$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
		Sub-Tota	I, One Unit	\$100,900
		Sub-To	tal, 1 Units	
Exterior Feature	es (+)		\$16,000	\$116,900
Garages (+) 0 s	qft		\$0	\$116,900
Quali	ty and D	esign Fac	ctor (Grade)	0.90
		Location	on Multiplier	0.85
		Replace	ement Cost	\$89,429

								Summa	ary of Improveme	nts									
Description	Story Cons Height Type		rade Year Built	Eff Year		Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value		PC Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	SV	D+2 1940	1940	85 VP		0.85		1,170 sqft		95%		0%	100% 1.210	1.000	100.00	0.00	0.00	\$1,000

Total all pages \$1,000 Total this page \$1,000