

**General Information**  
**Parcel Number**  
 89-18-32-000-408.000-002  
**Local Parcel Number**  
 44-32-000-408.000-02  
**Tax ID:**  
 002-00400-00  
**Routing Number**

**Ownership**  
 HORNSBY, CHERYL A  
 6008 STRAIGHTLINE PIKE  
 RICHMOND, IN 47374  
**Legal**  
 PT SE SEC 32-13-1 140.00A

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/04/2024	HORNSBY, CHERYL A	2024007759	DT	/		
11/04/2024	HORNSBY, CHERYL A	2024007758	QC	/		
08/14/2015	HORNSBY, CHERYL	2015006830	QC	/		
01/01/1900	TIEMANN, CHERYL A	2015006830	QC	/		

**Notes**  
 6/1/2022 Misc: 2023 GENERAL REVALUATION  
 5/18/2018 Misc: 2019 GENERAL REVALUATION - ADD CONCP, LEAN TO / REMOVE 3 UTILITY SHEDS, T3, T2, FRAME CORN CRIB

**Property Class 101**  
 Cash Grain/General Farm



**Agricultural**

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**  
 4432000  
**Location Address (1)**  
 6008 STRAIGHT LINE PIKE  
 RICHMOND, IN 47374

Valuation Records (Work In Progress values are not certified values and are subject to change)						
2025	Assessment Year	2025	2024	2023	2022	2021
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$182,600</b>	<b>Land</b>	<b>\$182,600</b>	<b>\$172,700</b>	<b>\$144,600</b>	<b>\$117,400</b>	<b>\$103,000</b>
\$19,700	Land Res (1)	\$19,700	\$17,100	\$15,000	\$15,000	\$15,000
\$162,900	Land Non Res (2)	\$162,900	\$155,600	\$129,600	\$102,400	\$88,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$305,400</b>	<b>Improvement</b>	<b>\$305,400</b>	<b>\$274,800</b>	<b>\$247,600</b>	<b>\$221,300</b>	<b>\$195,700</b>
\$264,300	Imp Res (1)	\$264,300	\$232,700	\$190,700	\$152,900	\$139,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$41,100	Imp Non Res (3)	\$41,100	\$42,100	\$56,900	\$68,400	\$56,600
<b>\$488,000</b>	<b>Total</b>	<b>\$488,000</b>	<b>\$447,500</b>	<b>\$392,200</b>	<b>\$338,700</b>	<b>\$298,700</b>
\$284,000	Total Res (1)	\$284,000	\$249,800	\$205,700	\$167,900	\$154,100
\$162,900	Total Non Res (2)	\$162,900	\$155,600	\$129,600	\$102,400	\$88,000
\$41,100	Total Non Res (3)	\$41,100	\$42,100	\$56,900	\$68,400	\$56,600

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

**Zoning**  
 ZO01 Residential

**Subdivision**

**Lot**

**Market Model**  
 N/A

**Characteristics**

**Topography** **Flood Hazard**  
 Level

**Public Utilities** **ERA**  
 Electricity

**Streets or Roads** **TIF**  
 Paved

**Neighborhood Life Cycle Stage**  
 Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 06/02/2022 Nexus

Appraiser 06/01/2022 Nexus

**Land Computations**

Calculated Acreage	140.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	140.00
81 Legal Drain NV	0.00
82 Public Roads NV	2.31
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	136.69
Farmland Value	\$162,990
Measured Acreage	136.69
Avg Farmland Value/Acre	1192
Value of Farmland	\$162,930
Classified Total	\$0
Farm / Classified Value	\$162,900
Homesite(s) Value	\$19,700
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$19,700
CAP 2 Value	\$162,900
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$182,600</b>

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')														
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
5	A	SUD3	0	0.510000	0.55	\$2,390	\$1,315	\$671	-60%	1.0000	0.00	100.00	0.00	\$270
6	A	CRB	0	0.070000	0.89	\$2,390	\$2,127	\$149	-80%	1.0000	0.00	100.00	0.00	\$30
6	A	HEF	0	17.490000	0.50	\$2,390	\$1,195	\$20,901	-80%	1.0000	0.00	100.00	0.00	\$4,180
6	A	MND	0	3.070000	0.68	\$2,390	\$1,625	\$4,989	-80%	1.0000	0.00	100.00	0.00	\$1,000
6	A	MRB	0	0.530000	0.89	\$2,390	\$2,127	\$1,127	-80%	1.0000	0.00	100.00	0.00	\$230
6	A	SH	0	0.140000	1.11	\$2,390	\$2,653	\$371	-80%	1.0000	0.00	100.00	0.00	\$70
6	A	ST	0	14.780000	0.81	\$2,390	\$1,936	\$28,614	-80%	1.0000	0.00	100.00	0.00	\$5,720
6	A	SUC3	0	7.440000	0.68	\$2,390	\$1,625	\$12,090	-80%	1.0000	0.00	100.00	0.00	\$2,420
6	A	SUD3	0	3.020000	0.55	\$2,390	\$1,315	\$3,971	-80%	1.0000	0.00	100.00	0.00	\$790
71	A	CEB2	0	0.100000	0.77	\$2,390	\$1,840	\$184	-40%	1.0000	0.00	100.00	0.00	\$110
71	A	MRB	0	0.170000	0.89	\$2,390	\$2,127	\$362	-40%	1.0000	0.00	100.00	0.00	\$220
71	A	SH	0	0.020000	1.11	\$2,390	\$2,653	\$53	-40%	1.0000	0.00	100.00	0.00	\$30
71	A	SUC3	0	2.310000	0.68	\$2,390	\$1,625	\$3,754	-40%	1.0000	0.00	100.00	0.00	\$2,250
71	A	SUD3	0	0.840000	0.55	\$2,390	\$1,315	\$1,105	-40%	1.0000	0.00	100.00	0.00	\$660
72	A	WTR	0	0.600000	0.50	\$2,390	\$1,195	\$717	-40%	1.0000	0.00	100.00	0.00	\$430
82	A		0	2.310000	1.00	\$2,390	\$2,390	\$5,521	-100%	1.0000	0.00	100.00	0.00	\$00

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	2664 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Open Frame	240	\$12,000
Porch, Enclosed Frame	360	\$20,000
Porch, Open Frame	96	\$6,300
Patio, Concrete	324	\$2,400

**Plumbing**

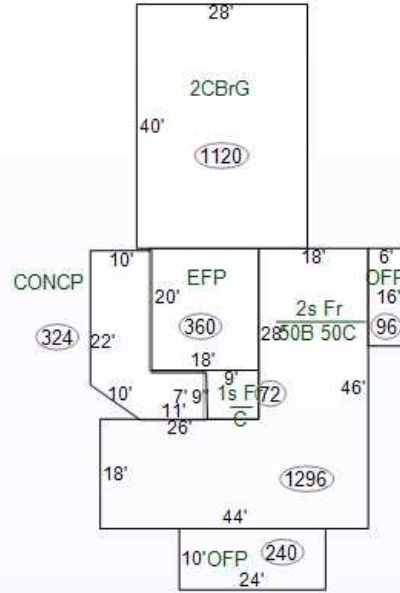
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1368	1368	\$127,900	
2	1Fr	1296	1296	\$62,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		648	0	\$27,600	
Crawl		720	0	\$6,600	
Slab					

**Total Base** \$224,500

**Adjustments** 1 Row Type Adj. x 1.00 \$224,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1368 2:1296	\$7,200
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$231,700

**Sub-Total, 1 Units**

Exterior Features (+) \$40,700 \$272,400

Garages (+) 1120 sqft \$43,200 \$315,600

Quality and Design Factor (Grade) 1.10

Location Multiplier 0.85

**Replacement Cost** \$295,086

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff 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	Wood Fr	C+2	1980	1980	45	A		0.85		3,312 sqft	\$295,086	30%	\$206,560	0%	100%	1.210	1.000	100.00	0.00	0.00	\$249,900
2: Hog Confinement Facility	1	Wood Si	D	1920	1920	105	F	\$30.08	0.85		16'x40'	\$26,102	70%	\$7,830	50%	100%	1.000	1.000	0.00	0.00	100.00	\$3,900
3: Lean-to	1	Earth Flo	D	1920	1920	105	F	\$5.58	0.85		20'x42' x 10'	\$3,187	70%	\$960	50%	100%	1.000	1.000	0.00	0.00	100.00	\$500
4: Lean-to	1	Earth Flo	D	1970	1970	55	A	\$4.69	0.85		10'x48' x 8'	\$1,531	65%	\$540	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500
5: Lean-To	1	Earth Flo	C	1920	1920	105	A	\$5.58	0.85		22'x72' x 10'	\$7,513	65%	\$2,630	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,600
6: Type 2 Barn	1		D	1920	1920	105	F	\$38.95	0.85		24' x 48' x 8'	\$24,452	70%	\$7,340	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,300
7: Type 2 Barn	1		D	1920	1920	105	F	\$33.93	0.85		42' x 50' x 14'	\$52,578	70%	\$15,770	0%	100%	1.000	1.000	0.00	0.00	100.00	\$15,800
8: Type 2 Barn	1		C	1950	1950	75	F	\$38.95	0.85		24' x 48' x 10'	\$34,934	70%	\$10,480	0%	100%	1.000	1.000	0.00	0.00	100.00	\$10,500
9: Type 3 Barn	1	T3AW	C	1985	1985	40	A	\$14.75	0.85		46' x 74' x 12'	\$32,018	55%	\$14,410	0%	100%	1.000	1.000	100.00	0.00	0.00	\$14,400

