

General Information

Parcel Number
89-18-33-000-309.000-002

Local Parcel Number
44-33-000-309.000-02

Tax ID:
002-00398-00

Routing Number

Ownership

HORNSBY, CHERYL A
6008 STRAIGHTLINE PIKE
RICHMOND, IN 47374

Legal

W S S E D SW SEC 33-13-1 40.34A PT SW SEC 33-13-1 23.40A

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	/		
09/28/2015	HORNSBY, CHERYL	2015008057	QC	/	\$0	
01/01/1900	TIEMANN, CHERYL A	2015008057	QC	/		

Notes

6/29/2022 Misc: 2023 GENERAL REVALUATION

2/28/2018 Misc: 2019 GENERAL REVAL N/C

Property Class 100
Vacant Land



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
4433000

Location Address (1)
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	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$92,000	Land	\$92,000	\$87,800	\$73,100	\$57,800	\$49,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$92,000	Land Non Res (2)	\$92,000	\$87,800	\$73,100	\$57,800	\$49,700
\$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
\$92,000	Total	\$92,000	\$87,800	\$73,100	\$57,800	\$49,700
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$92,000	Total Non Res (2)	\$92,000	\$87,800	\$73,100	\$57,800	\$49,700
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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**

Public Utilities **ERA**

Streets or Roads **TIF**

Neighborhood Life Cycle Stage
Static

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	CEB2	0	2.780000	0.77	\$2,390	\$1,840	\$5,115	0%	1.0000	0.00	100.00	0.00	\$5,120
4	A	HEF	0	1.040000	0.50	\$2,390	\$1,195	\$1,243	0%	1.0000	0.00	100.00	0.00	\$1,240
4	A	MNB	0	0.070000	0.89	\$2,390	\$2,127	\$149	0%	1.0000	0.00	100.00	0.00	\$150
4	A	MND	0	0.010000	0.68	\$2,390	\$1,625	\$16	0%	1.0000	0.00	100.00	0.00	\$20
4	A	MRB	0	14.440000	0.89	\$2,390	\$2,127	\$30,714	0%	1.0000	0.00	100.00	0.00	\$30,710
4	A	SH	0	7.460000	1.11	\$2,390	\$2,653	\$19,791	0%	1.0000	0.00	100.00	0.00	\$19,790
4	A	SUC3	0	13.390000	0.68	\$2,390	\$1,625	\$21,759	0%	1.0000	0.00	100.00	0.00	\$21,760
4	A	SUD3	0	4.710000	0.55	\$2,390	\$1,315	\$6,194	0%	1.0000	0.00	100.00	0.00	\$6,190
5	A	SH	0	0.190000	1.11	\$2,390	\$2,653	\$504	-60%	1.0000	0.00	100.00	0.00	\$200
5	A	SUD3	0	3.000000	0.55	\$2,390	\$1,315	\$3,945	-60%	1.0000	0.00	100.00	0.00	\$1,580
6	A	HEF	0	5.260000	0.50	\$2,390	\$1,195	\$6,286	-80%	1.0000	0.00	100.00	0.00	\$1,260
6	A	MND	0	0.230000	0.68	\$2,390	\$1,625	\$374	-80%	1.0000	0.00	100.00	0.00	\$70
6	A	SH	0	2.430000	1.11	\$2,390	\$2,653	\$6,447	-80%	1.0000	0.00	100.00	0.00	\$1,290
6	A	ST	0	5.440000	0.81	\$2,390	\$1,936	\$10,532	-80%	1.0000	0.00	100.00	0.00	\$2,110
6	A	SUC3	0	1.310000	0.68	\$2,390	\$1,625	\$2,129	-80%	1.0000	0.00	100.00	0.00	\$430

Land Computations

Calculated Acreage	63.74
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	63.74
81 Legal Drain NV	0.00
82 Public Roads NV	1.63
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	62.11
Farmland Value	\$92,010
Measured Acreage	62.11
Avg Farmland Value/Acre	1481
Value of Farmland	\$91,980
Classified Total	\$0
Farm / Classified Value	\$92,000
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$92,000
CAP 3 Value	\$0
Total Value	\$92,000

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
6	A	SUD3	0	0.350000	0.55	\$2,390	\$1,315	\$460	-80%	1.0000	0.00	100.00	0.00	\$90
82	A		0	1.630000	1.00	\$2,390	\$2,390	\$3,896	-100%	1.0000	0.00	100.00	0.00	\$00