

General Information

Parcel Number 89-18-35-000-305.003-002
Local Parcel Number 44-35-000-305.030-02

Tax ID: 002-00187-03

Routing Number

Property Class 100 Vacant Land

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 4435000
Location Address (1) S STATE RD 227 RICHMOND, IN 47374

Ownership

J K R FARMS, INC
325 W SPRING ST PO BOX 301
OXFORD, OH 45056

Legal

LOT 2 ORAN W KITCHEL SUB DIV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row 1: 01/01/1900, J K R FARMS, INC, CO, /, I

Notes

6/29/2022 Misc: 2023 GENERAL REVAL



Agricultural

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

Table with columns: 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), Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values include \$2,000, \$16,300, \$14,300, \$14,300, \$2,900.

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. Row 1: 4, A, 0, 0.836000, 1.00, \$2,390, \$2,390, \$1,998, 0%, 1.0000, 0.00, 100.00, 0.00, \$2,000. Row 2: 82, A, GE, 0, 0.068000, 1.02, \$2,390, \$2,438, \$166, -100%, 1.0000, 0.00, 0.00, 100.00, \$0.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Land Computations

Table with columns: Description, Value. Rows include: Calculated Acreage (0.90), Actual Frontage (0), Developer Discount, Parcel Acreage (0.90), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.07), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.84), Farmland Value (\$2,000), Measured Acreage (0.84), Avg Farmland Value/Acre (2392), Value of Farmland (\$2,000), Classified Total (\$0), Farm / Classified Value (\$2,000), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$2,000), CAP 3 Value (\$0), Total Value (\$2,000).

