

89-19-02-000-103.000-001

General Information

Parcel Number
89-19-02-000-103.000-001

Local Parcel Number
38-02-000-103.000-01

Tax ID:
001-00059-00

Routing Number

Property Class 199
Other Agricultural Use

Year: 2025

Location Information

County
WAYNE

Township
ABINGTON TOWNSHIP

District 001 (Local 001)
ABINGTON TOWNSHIP

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 915001-001
ABINGTON-915001 (001)

Section/Plat
3802000

Location Address (1)
ABINGTON PIKE
RICHMOND, IN 47374

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 Friday, May 16, 2025

Review Group 2027

CHAPMAN, DENNIS F & JASON

Ownership

CHAPMAN, DENNIS F &
JASON SCOTT CHAPMAN JTWROS
2109 LIBERTY AVE
RICHMOND, IN 47374

Legal

PT N 1/2 SEC 2-12-2 5.234A

ABINGTON PIKE

199, Other Agricultural Use

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	CHAPMAN, DENNIS F		CO	/		I

ABINGTON-915001 (001)/91 1/2

Notes

7/18/2022 Misc: 2023 GENERAL REVAL



Agricultural

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
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	☒	☐	☐	☐	☐
\$1,100	Land	\$1,100	\$1,300	\$1,200	\$1,000	\$800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$1,100	Land Non Res (2)	\$1,100	\$1,300	\$1,200	\$1,000	\$800
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$100	Improvement	\$100	\$100	\$100	\$100	\$100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$100	Imp Non Res (3)	\$100	\$100	\$100	\$100	\$100
\$1,200	Total	\$1,200	\$1,400	\$1,300	\$1,100	\$900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$1,100	Total Non Res (2)	\$1,100	\$1,300	\$1,200	\$1,000	\$800
\$100	Total Non Res (3)	\$100	\$100	\$100	\$100	\$100

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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	EOC	0	5.214000	0.51	\$2,120	\$1,081	\$5,636	-80%	1.0000	0.00	100.00	0.00	\$1,130
82	A	GE	0	0.020000	1.02	\$2,120	\$2,162	\$43	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	5.23
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	5.23
81 Legal Drain NV	0.00
82 Public Roads NV	0.02
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	5.21
Farmland Value	\$1,130
Measured Acreage	5.21
Avg Farmland Value/Acre	217
Value of Farmland	\$1,130
Classified Total	\$0
Farm / Classified Value	\$1,100
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$1,100
CAP 3 Value	\$0
Total Value	\$1,100

General Information

Occupancy

Barn, Bank & Flat (T2)

Description

Type 2 Barn

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr

Base

Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Row Type Adj.

Adjustments

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

\$0

Sub-Total, 1 Units

Exterior Features (+)

\$0

\$0

Garages (+) 0 sqft

\$0

\$0

Quality and Design Factor (Grade)

Location Multiplier

0.85

Replacement Cost

\$4,012

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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: Type 2 Barn	1		E	1940	1940	85	P	\$55.25	0.85		14' x 18' x 10'	\$4,012	80%	\$800	95%	100%	1.000	1.000	0.00	0.00	100.00	\$100

Total all pages

\$100

Total this page

\$100