

General Information

Parcel Number 89-20-01-000-203.000-002
Local Parcel Number 45-01-000-203.000-02

Tax ID: 002-00028-00

Routing Number

Property Class 199 Other Agricultural Use

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 4501000
Location Address (1) 6460 S STATE LINE RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025 Review Group 2027

Ownership

JORDAN FARMS
654 N STATE LINE RD
EATON, OH 45320

Legal

NE SEC 1-12-1 10.427A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/30/2015 JORDAN FARMS and 01/01/1900 BRANDLEY, ELDEN.

Notes

6/8/2022 Misc: 2023 GENERAL REVAL

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (10.43), Actual Frontage (0), Parcel Acreage (10.43), 81 Legal Drain NV (0.20), 82 Public Roads NV (0.21), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (10.02), Farmland Value (\$17,750), Measured Acreage (10.02), Avg Farmland Value/Acre (1771), Value of Farmland (\$17,750), Classified Total (\$0), Farm / Classified Value (\$17,800), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$17,800), CAP 3 Value (\$0), Total Value (\$17,800).

General Information		Plumbing	
Occupancy	Lean-To	#	TF
Description	Lean-to	Full Bath	
Story Height	0	Half Bath	
Style	N/A	Kitchen Sinks	
Finished Area		Water Heaters	
Make		Add Fixtures	
Floor Finish		Total	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Accommodations	
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Bedrooms	1
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Living Rooms	8
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Dining Rooms	9
<input type="checkbox"/> Parquet		Family Rooms	4
Wall Finish		Total Rooms	5
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Heat Type	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		7
<input type="checkbox"/> Fiberboard		Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other	<input type="checkbox"/> Tile	

Exterior Features		
Description	Area	Value

Specialty Plumbing		
Description	Count	Value
Bedrooms	1	
Living Rooms	8	
Dining Rooms	9	
Family Rooms	4	
Total Rooms	5	
	10	
	2	
	3	
	6	

Cost Ladder				
Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				
Total Base				
Adjustments			Row Type Adj.	
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				\$1,028

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: Lean-to	1	Concrete	D	1985	1985	40	P	\$9.69	0.85		6'x26' x 10'	\$1,028	70%	\$310	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300
2: Lean-to	1	Concrete	D	1989	1989	36	F	\$9.69	0.85		12'x17' x 10'	\$1,344	60%	\$540	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500
3: Lean-to	1	SV	D	1985	1985	40	A		0.85		10'x24' x 8'		55%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$200
4: Silo	1	Concrete	C	1940	1940	85	F		0.85		14' x 45'	\$14,918	70%	\$4,480	50%	100%	1.000	1.000	0.00	0.00	100.00	\$2,200
5: Steel Grain Bin	1		C	1965	1965	60	A		0.85		24' x 24'	\$22,094	65%	\$7,730	95%	100%	1.000	1.000	0.00	0.00	100.00	\$400
6: Type 2 Barn	1		C	1910	1910	115	F	\$31.09	0.85		48' x 64' x 18'	\$99,885	70%	\$29,970	50%	100%	1.000	1.000	0.00	0.00	100.00	\$15,000
7: Type 2 Barn	1		C	1940	1940	85	F	\$27.33	0.85		64' x 84' x 14'	\$133,521	70%	\$40,060	50%	100%	1.000	1.000	0.00	0.00	100.00	\$20,000
8: Type 3 Barn	1	T30W	D	1985	1985	40	F	\$16.63	0.85		16' x 18' x 10'	\$2,422	60%	\$970	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,000
9: Type 3 Barn	1	T31SO	D	1985	1985	40	A	\$13.11	0.85		40' x 84' x 12'	\$21,767	55%	\$9,800	0%	100%	1.000	1.000	0.00	0.00	100.00	\$9,800
10: Type 3 Barn	1	T3AW	C	1965	1965	60	A	\$16.30	0.85		36' x 64' x 14'	\$31,921	65%	\$11,170	0%	100%	1.000	1.000	0.00	0.00	100.00	\$11,200