

General Information

Parcel Number 89-20-05-000-101.000-002
Local Parcel Number 45-05-000-101.000-02

Tax ID: 002-00133-00

Routing Number

Property Class 101 RENTAL
Cash Grain/General Farm

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 4505000

Location Address (1) 126 W OLD 122 RICHMOND, IN 47374

Zoning

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

DCH FARMS LLC RESERVING L/E T HARTMAN
126 OLD STATE RD 122 E RICHMOND, IN 47374

Legal

PT NW SEC 5-12-1 89.17A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows show ownership transfers from 02/17/2017 to 01/01/1900.

Notes

6/7/2022 Misc: 2023 GENERAL REVALUATION
5/16/2018 Misc: 2019 GENERAL REVALUATION - CORRECT STEEL GRAIN BINS



Agricultural

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 Computations

Table with columns: Description, Value. Rows include Calculated Acreage (89.17), Actual Frontage (0), Developer Discount, Parcel Acreage (89.17), 81 Legal Drain NV (0.00), 82 Public Roads NV (1.37), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (86.80), Farmland Value (\$118,550), Measured Acreage (86.80), Avg Farmland Value/Acre (1366), Value of Farmland (\$118,570), Classified Total (\$0), Farm / Classified Value (\$118,600), Homesite(s) Value (\$19,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,700), CAP 2 Value (\$118,600), CAP 3 Value (\$0), Total Value (\$138,300).

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. Rows list land parcels with various characteristics.

Data Source Aerial

Collector 04/13/2022 Nexus

Appraiser 06/07/2022 Nexus

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 100' X 0', Cl 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
71	A	TR	0	0.020000	1.28	\$2,390	\$3,059	\$61	-40%	1.0000	0.00	100.00	0.00	\$40
82	A		0	1.370000	1.00	\$2,390	\$2,390	\$3,274	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1972 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Wood Deck	220	\$5,000
Porch, Open Frame	126	\$7,500
Patio, Concrete	144	\$1,200

Plumbing

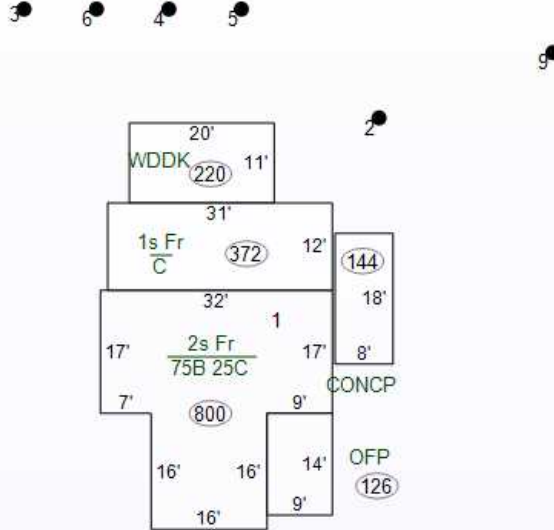
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1172	1172	\$116,200	
2	1Fr	800	800	\$45,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		600	0	\$26,600	
Crawl		572	0	\$6,200	
Slab					

Total Base \$194,500

Adjustments 1 Row Type Adj. x 1.00 \$194,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1172 2:800	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$200,400

Sub-Total, 1 Units

Exterior Features (+)	\$13,700	\$214,100
Garages (+) 0 sqft	\$0	\$214,100
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$172,886

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-1	1900	1970	55	A		0.85		2,572 sqft	\$172,886	40%	\$103,730	0%	100%	1.210	1.000	100.00	0.00	0.00	\$125,500
2: Detached Garage/Boat H	1	Pole	C	2014	2014	11	A	\$29.07	0.85	\$24.71	24'x24'	\$14,233	10%	\$12,810	0%	100%	1.210	1.000	100.00	0.00	0.00	\$15,500
3: Steel Grain Bin	1		C	1985	1985	40	A		0.85		28' x 20'	\$23,642	65%	\$8,270	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,300
4: Steel Grain Bin	1		C	1985	1985	40	A		0.85		28' x 16'	\$20,928	65%	\$7,320	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,300
5: Steel Grain Bin	1		C	1985	1985	40	A		0.85		28' x 20'	\$23,642	65%	\$8,270	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,300
6: Steel Grain Bin	1		C	2002	2002	23	A		0.85		31' x 22'	\$27,599	55%	\$12,420	0%	100%	1.000	1.000	0.00	0.00	100.00	\$12,400
7: Type 2 Barn	1		C	1930	1930	95	A	\$31.88	0.85		32' x 86' x 14'	\$79,537	65%	\$27,840	25%	100%	1.000	1.000	0.00	0.00	100.00	\$20,900
8: Type 3 Barn	1	T3AW	C	1996	1996	29	A	\$13.87	0.85		48' x 90' x 15'	\$38,135	50%	\$19,070	0%	100%	1.000	1.000	100.00	0.00	0.00	\$19,100
9: Type 3 Barn	1	T3AW	C	2012	2012	13	A	\$13.46	0.85		54' x 90' x 16'	\$42,713	25%	\$32,040	0%	100%	1.000	1.000	100.00	0.00	0.00	\$32,000

