

General Information

Parcel Number 89-07-16-000-407.000-032
Local Parcel Number 21-16-000-407.000-17

Tax ID: 017-00413-00

Routing Number

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township WEBSTER TOWNSHIP

District 032 (Local 017) WEBSTER TOWNSHIP

School Corp 8375 NORTHEASTERN WAYNE

Neighborhood 174409-017 WEBSTER-174409 (017)

Section/Plat 2116000

Location Address (1) 6578 N ROUND BARN RD WILLIAMSBURG, 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 2029

Ownership

SITTLOH, PHILLIP & HEATHER
5869 N ROUND BARN RD
RICHMOND, IN 47374

Legal

PT N M D SE SEC 16-17-14 5.575A



Transfer of Ownership

Date 01/01/1900 Owner SITTLOH, PHILLIP &
Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

2/3/2025 Misc: 2025 GENERAL REVAUATION
2/3/2025 Misc: 2025 GENERAL REVAUATION
8/10/2020 Misc: 2021 GENERAL REVAL

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1404 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	180	\$4,100

Plumbing

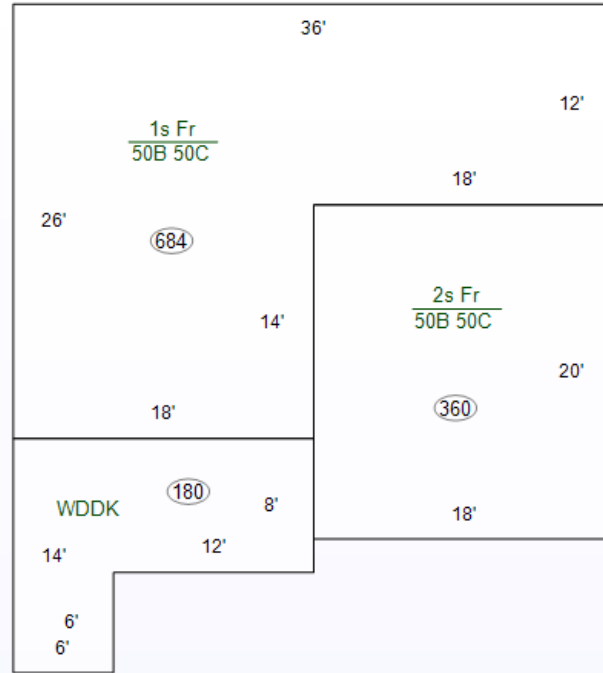
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
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	1044	1044	\$108,400	
2	1Fr	360	360	\$27,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		522	0	\$24,700	
Crawl		522	0	\$5,900	
Slab					

Total Base \$166,800

Adjustments 1 Row Type Adj. x 1.00 \$166,800

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

Sub-Total, One Unit \$166,800

Sub-Total, 1 Units

Exterior Features (+)	\$4,100	\$170,900
Garages (+) 0 sqft	\$0	\$170,900
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	
Replacement Cost		\$116,212

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	D	1900	1900	125	A			0.85		1,926 sqft	\$116,212	50%	\$58,110	5%	100%	1.230	1.000	100.00	0.00	0.00	\$67,900