

89-07-20-000-211.000-032

WILLIAMS, CHRISTOPHER L

5866 KING RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WEBSTER-174409 (017)/17

1/2

General Information

Parcel Number 89-07-20-000-211.000-032
Local Parcel Number 21-20-000-211.000-17

Tax ID: 017-00587-00

Routing Number

Property Class 511
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 2120000

Location Address (1) 5866 KING 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 2029

Ownership

WILLIAMS, CHRISTOPHER L
5866 KING RD
RICHMOND, IN 47374

Legal

E SIDE NE SEC 20-17-14 3.438A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 04/04/2008 and 01/01/1900.

Notes

1/28/2025 Misc: 2025 GERNERAL REVAUATION
7/16/2020 Misc: 2021 GENERAL REVAL



Res

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, Total, and various Res (1, 2, 3) categories.

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 include 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (3.44), Actual Frontage (0), Developer Discount, Parcel Acreage (3.44), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.17), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.27), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$19,600), 91/92 Value (\$10,200), Supp. Page Land Value, CAP 1 Value (\$19,600), CAP 2 Value (\$10,200), CAP 3 Value (\$0), Total Value (\$29,800).

Data Source External Only Collector 12/04/2024 js

Appraiser 01/28/2025 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1672 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
Stoop, Masonry	112	\$3,200
Canopy, Roof Extension	112	\$1,600
Porch, Enclosed Frame	112	\$9,400
Wood Deck	376	\$7,500
Canopy, Roof Extension	112	\$1,600

**Plumbing**

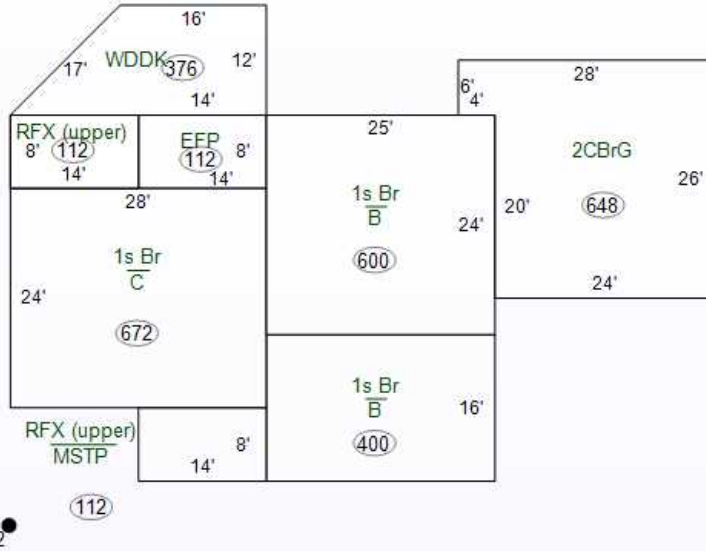
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1672	1672	\$160,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1000	0	\$34,600	
Crawl		672	0	\$6,500	
Slab					

**Total Base** \$201,700

**Adjustments** 1 Row Type Adj. x 1.00 \$201,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:800	\$8,500
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** \$210,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$23,300	\$233,500
Garages (+) 648 sqft	\$27,300	\$260,800
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$221,680</b>

**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	1	Brick	C	1977	1977	48	A		0.85		2,672 sqft	\$221,680	35%	\$144,090	0%	100%	1.230	1.000	100.00	0.00	0.00	\$177,200
2: Type 3 Barn	1	T3AW	D	1981	1981	44	F	\$17.37	0.85		30' x 60' x 12'	\$20,711	65%	\$7,250	0%	100%	1.230	1.000	100.00	0.00	0.00	\$8,900