

General Information

Parcel Number 89-07-20-000-416.001-032

Local Parcel Number 21-20-000-416.018-17

Tax ID: 017-00052-01

Routing Number

Property Class 540 Mobile or Manufactured Home - Plat

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) 5840 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

MC SWEENEY, DAVID A &THERESA 5840 KING RD RICHMOND, IN 47374

Legal

PT SE SEC 20-17-14 2.969A



Transfer of Ownership

Date 01/01/1900 Owner MC SWEENEY, DAVI Doc ID Code Book/Page Adj Sale Price V/I

Notes

1/28/2025 Misc: 2025 GERNERAL REVAUATION 7/16/2020 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, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), 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: Calculated Acreage (2.97), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (2.97), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.09), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.88), 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 (\$8,500), Supp. Page Land Value, CAP 1 Value (\$19,600), CAP 2 Value (\$8,500), CAP 3 Value (\$0), Total Value (\$28,100).

General Information

Occupancy Single-Family
 Description MH W / C
 Story Height 1
 Style N/A
 Finished Area 1820 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

Plumbing

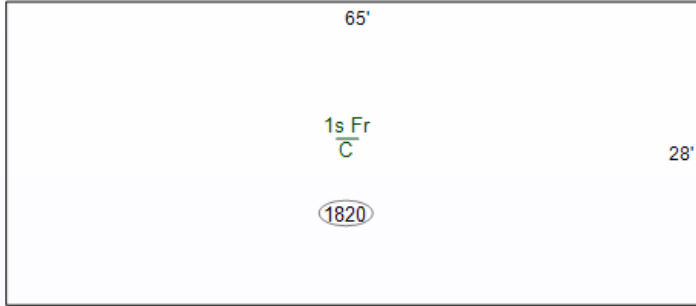
TF
 Full Bath 2 6
 Half Bath 0 0
 Kitchen Sinks 1 1
 Water Heaters 1 1
 Add Fixtures 0 0
 Total 4 8

Accommodations

Bedrooms 3
 Living Rooms 1
 Dining Rooms 0
 Family Rooms 1
 Total Rooms 6

Heat Type

Central Warm Air



Specialty Plumbing

Description Count Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1820	1820	\$155,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1820	0	\$10,600	
Slab					

Total Base \$166,400

Adjustments 1 Row Type Adj. x 1.00 \$166,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1820 \$5,400
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$174,200

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$174,200
Garages (+) 0 sqft	\$0	\$174,200
Quality and Design Factor (Grade)	0.60	
Location Multiplier	0.85	
Replacement Cost		\$88,842

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: MH W / C	1	Wood Fr	E+2	2002	2002	23	A			0.85		1,820 sqft	\$88,842	26%	\$65,740	0%	100%	1.230	1.000	100.00	0.00	0.00	\$80,900