

89-07-21-000-311.000-032

General Information

Parcel Number
89-07-21-000-311.000-032

Local Parcel Number
21-21-000-311.000-17

Tax ID:
017-00598-00

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
2121000

Location Address (1)
5032 WEBSTER 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 Friday, May 16, 2025

Review Group 2029

HALSTEAD, BRYCE A

Ownership

HALSTEAD, BRYCE A
5032 WEBSTER RD
RICHMOND, IN 47374

Legal

LOT 1 SW SEC 21-17-14 1A

5032 WEBSTER RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
05/05/2021	HALSTEAD, BRYCE A	2021004510	WD	/		\$140,000	V
06/01/2017	CLARK, JOSHUA D	2017004313	GR	/			I
10/18/2012	CLARK, JOSHUA D	2012008812	WD	/		\$11,000	I
01/01/1900	WOODEN, ROSELLA	2012008812	WD	/		\$11,000	I

511, 1 Family Dwell - Unplatted (0 to 9.9

WEBSTER-174409 (017)/17 1/2

Notes

1/31/2025 Misc: 2025 GENERAL REVAUATION
6/28/2021 Misc: 2022 SALES REVIEW: CORRECT SIZE ON WDDK, ADD HEIGHT TO LEAN-TO, CHANGE SFD COND TO GD WITH EFF AGE TO 1980
7/14/2020 Misc: 2021 GENERAL REVAL



Res

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/05/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$19,100	Land	\$19,100	\$19,100	\$16,500	\$15,200	\$14,800
\$19,100	Land Res (1)	\$19,100	\$19,100	\$16,500	\$15,200	\$14,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$134,000	Improvement	\$134,000	\$134,000	\$128,200	\$118,300	\$118,000
\$131,100	Imp Res (1)	\$131,100	\$131,100	\$125,000	\$115,100	\$113,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,900	Imp Non Res (3)	\$2,900	\$2,900	\$3,200	\$3,200	\$4,100
\$153,100	Total	\$153,100	\$153,100	\$144,700	\$133,500	\$132,800
\$150,200	Total Res (1)	\$150,200	\$150,200	\$141,500	\$130,300	\$128,700
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,900	Total Non Res (3)	\$2,900	\$2,900	\$3,200	\$3,200	\$4,100

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 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
9	A		0	0.900000	1.08	\$19,600	\$21,168	\$19,051	0%	1.0000	100.00	0.00	0.00	\$19,050
82	A	GE	0	0.100000	1.02	\$2,120	\$2,162	\$216	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.10
83 UT Towers NV	0.00
9 Homesite	0.90
91/92 Acres	0.00
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	\$19,100
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$19,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,100

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2072 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
Canopy, Shed Type	176	\$1,400
Wood Deck	280	\$5,900

Plumbing

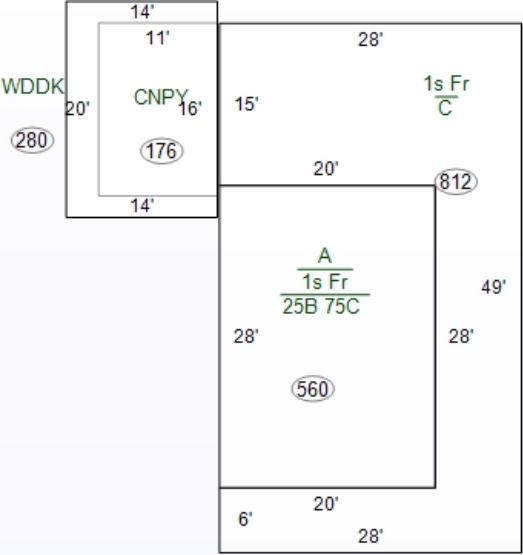
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1372	1372	\$127,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		560	560	\$15,100	
Bsmt		140	140	\$27,200	
Crawl		1232	0	\$8,500	
Slab					

	Total Base	\$178,700
Adjustments	1 Row Type Adj. x 1.00	\$178,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 – 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$180,300
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Sub-Total, 1 Units	
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Exterior Features (+)	\$7,300	\$187,600
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Garages (+) 0 sqft	\$0	\$187,600
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Quality and Design Factor (Grade)	0.85
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Location Multiplier	0.85
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Replacement Cost	\$135,541
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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	Wood Fr	D+1	1930	1980	45 A		0.85		2,072 sqft	\$135,541	38%	\$84,040	0%	100%	1.230	1.000	100.00	0.00	0.00	\$103,400
2: Detached Garage	1	Pole	C	2013	2013	12 A	\$24.76	0.85	\$21.05	30'x40'	\$25,255	11%	\$22,480	0%	100%	1.230	1.000	100.00	0.00	0.00	\$27,700
3: Lean-To	1	Earth Flo	C	2020	2020	5 A	\$5.58	0.85		18'x40' x 9'	\$3,415	15%	\$2,900	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,900