

General Information

Parcel Number 89-07-22-000-111.000-032
Local Parcel Number 21-22-000-111.000-17

Tax ID: 017-00475-00

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 2122000

Location Address (1) 5869 N ROUND BARN 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

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

Legal

PT SW D NW SEC 22-17-14 1.70A



Transfer of Ownership

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

Notes

2/3/2025 Misc: 2025 GENERAL REVAUATION
8/13/2020 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 like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc., and their values.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2964 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	30	\$1,200
Patio, Concrete	230	\$1,700
Patio, Concrete	156	\$1,200
Canopy, Roof Extension	156	\$2,100
Patio, Concrete	120	\$1,000

Plumbing

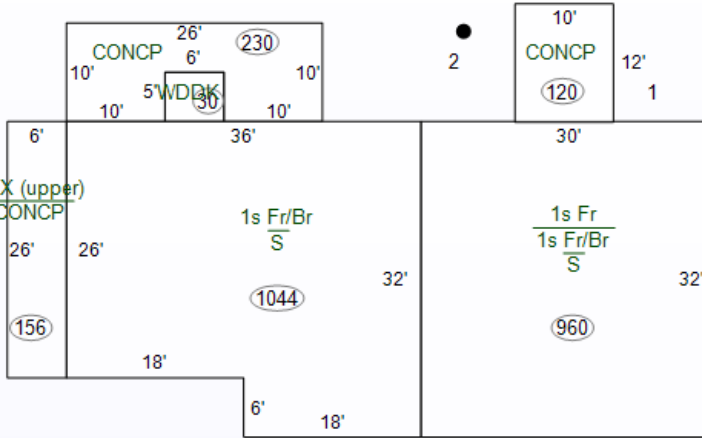
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	5
Living Rooms	1 RFX (upper)
Dining Rooms	1 CONCP
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	92	2004	2004	\$172,000	
2	1Fr	960	960	\$50,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		2004	0	\$0	
				Total Base	\$222,400

Adjustments 1 Row Type Adj. x 1.00 \$222,400

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

Sub-Total, One Unit \$224,800

Sub-Total, 1 Units

Exterior Features (+)	\$7,200	\$232,000
Garages (+) 0 sqft	\$0	\$232,000
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$177,480

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	2/6 Maso	D+2	1977	1985	40	A			0.85		2,964 sqft	\$177,480	34%	\$117,140	0%	100%	1.230	1.000	100.00	0.00	0.00	\$144,100
2: Detached Garage/Boat H	1	Wood Fr	C	1989	1989	36	A		\$41.81	0.85	\$35.54	24'x24'	\$20,470	28%	\$14,740	0%	100%	1.230	1.000	100.00	0.00	0.00	\$18,100