

General Information

Parcel Number 89-07-22-000-113.000-032
Local Parcel Number 21-22-000-113.000-17

Tax ID: 017-00146-00

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) 5743 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

BAKER, FRED A TRUST
4450 W NEW GARDEN RD
WILLIAMSBURG, IN 47393

Legal

SW D NW SEC 22-17-14 0.97A NW D SW SEC 22-17-14 0.03A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows show transactions for 06/26/2013 and 01/01/1900.

Notes

2/3/2025 Misc: 2025 GENERAL REVAUATION
8/7/2020 Misc: 2021 GENERAL REVAL

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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 show data for land types 9 and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.00), Actual Frontage (0), Developer Discount, Parcel Acreage (1.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.06), 83 UT Towers NV (0.00), 9 Homesite (0.94), 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 (\$19,500), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$19,500).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1536 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	242	\$5,400
Wood Deck	384	\$7,500
Canopy, Shed Type	384	\$2,700
Patio, Concrete	132	\$1,000
Canopy, Roof Extension	132	\$1,900

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	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1536	1536	\$136,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1536	0	\$9,400	
Slab				

Total Base \$145,400

Adjustments 1 Row Type Adj. x 1.00 \$145,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1536	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$152,600

Sub-Total, 1 Units

Exterior Features (+)	\$18,500	\$171,100
Garages (+) 432 sqft	\$18,900	\$190,000
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$153,425

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	1	Wood Fr	C-1	1988	1988	37	A			0.85		1,536 sqft	\$153,425	28%	\$110,470	0%	100%	1.230	1.000	100.00	0.00	0.00	\$135,900