

General Information

Parcel Number 89-07-22-000-332.000-032
Local Parcel Number 21-22-000-332.000-17

Tax ID: 017-00119-00

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) 5447 N ROUND BARN RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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

ANGI, PETER L & COLLEEN K
5447 ROUND BARN RD N
RICHMOND, IN 47374

Legal

PT NW D SW SEC 22-17-14 2.0A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows show transfers from 05/13/2011 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 land data for lots 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.00), Actual Frontage (0), Developer Discount, Parcel Acreage (2.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.04), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.96), 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 (\$4,300), Supp. Page Land Value, CAP 1 Value (\$19,600), CAP 2 Value (\$4,300), CAP 3 Value (\$0), Total Value (\$23,900).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2720 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
Porch, Open Frame	128	\$7,500
Wood Deck	616	\$11,300

**Plumbing**

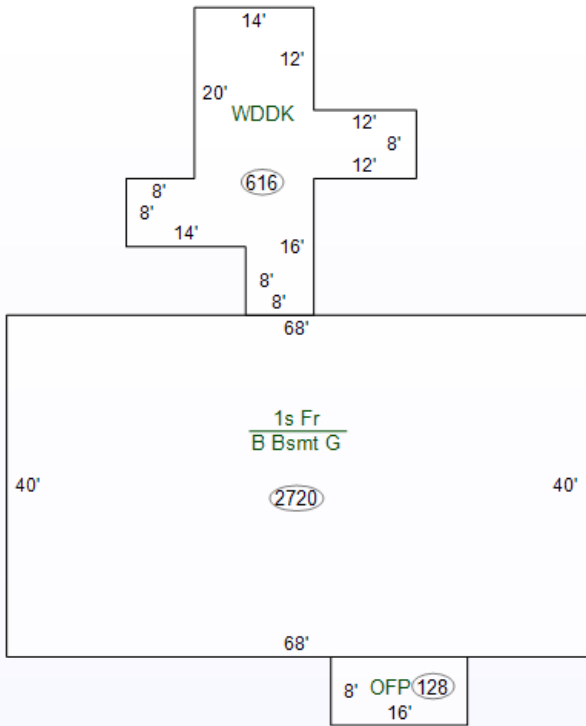
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	11

**Accommodations**

<b>Bedrooms</b>	6
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	10

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2720	2720	\$214,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	2720	0	\$70,200	
Crawl				
Slab				

**Total Base** \$284,900

**Adjustments 1 Row Type Adj. x 1.00** \$284,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:1500	\$14,500
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:2720	\$7,900
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$312,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$18,800	\$330,900
Garages (+) 450 sqft	\$4,900	\$335,800
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$271,159</b>

**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	1974	1974	51	A			0.85		5,440 sqft	\$271,159	40%	\$162,700	0%	100%	1.230	1.000	100.00	0.00	0.00	\$200,100