

General Information

Parcel Number 89-07-27-000-102.000-032

Local Parcel Number 21-27-000-102.000-17

Tax ID: 017-00469-00

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 2127000

Location Address (1) 5121 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

TURNER, CATHERINE JUNE 5121 ROUND BARN RD N RICHMOND, IN 47374

Legal

PT NW SEC 27-17-14 1.32A

Transfer of Ownership

Date 01/01/1900 Owner TURNER, CATHERIN Doc ID Code Book/Page Adj Sale Price V/I

Notes

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



Res

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 (AA), As Of Date (04/22/2025-04/16/2021), 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 Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value) and values.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1092 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
Patio, Concrete	264	\$2,000
Patio, Concrete	92	\$800
Canopy, Shed Type	92	\$900

Plumbing

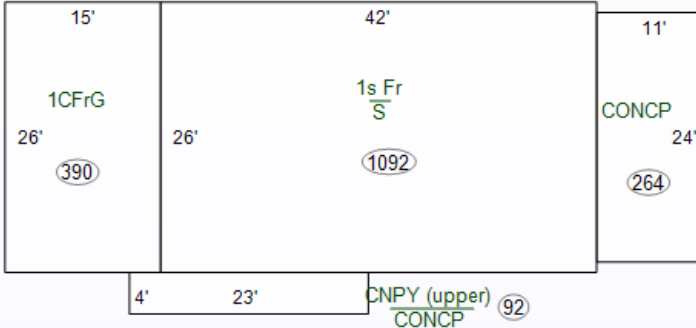
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1092	1092	\$111,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1092	0	\$0	
				Total Base	\$111,500

Adjustments

1 Row Type Adj. x 1.00		\$111,500
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1092	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$115,500

Sub-Total, 1 Units

Exterior Features (+)	\$3,700	\$119,200
Garages (+) 390 sqft	\$17,600	\$136,800
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
Replacement Cost		\$98,838

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	1965	1965	60	F		0.85		1,092 sqft	\$98,838	55%	\$44,480	0%	100%	1.230	1.000	100.00	0.00	0.00	\$54,700
2: Utility Shed	1	SV	C	1971	1971	54	A		0.85		10'x12'		65%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0