

89-07-27-400-431.000-032

General Information

Parcel Number
89-07-27-400-431.000-032

Local Parcel Number
21-27-400-431.000-17

Tax ID:
017-00053-00

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
2127400

Location Address (1)
4278 N US HIGHWAY 35
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2029

GREENE, GARRY R & PATTY J

Ownership

GREENE, GARRY R & PATTY J
4278 US HIGHWAY 35 N
RICHMOND, IN 47374

Legal

S D PT SE SEC 27-17-14 0.835A



4278 N US HIGHWAY 35

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	GREENE, GARRY R &		CO	/		

511, 1 Family Dwell - Unplatted (0 to 9.9

WEBSTER-174409 (017)/17 1/2

Notes

1/29/2025 Misc: 2025 GERNERAL REVAUATION
8/31/2018 Misc: 2019 NEW CONSTRUCTION: ADD
T3AW PER F/C 4/26/18

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	☒	☐	☐	☐	☐
\$18,400	Land	\$18,400	\$18,400	\$15,900	\$14,600	\$14,200
\$18,400	Land Res (1)	\$18,400	\$18,400	\$15,900	\$14,600	\$14,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$185,800	Improvement	\$185,800	\$185,800	\$171,700	\$159,100	\$158,000
\$185,800	Imp Res (1)	\$185,800	\$185,800	\$169,500	\$137,500	\$135,700
\$0	Imp Non Res (2)	\$0	\$0	\$2,200	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$21,600	\$22,300
\$204,200	Total	\$204,200	\$204,200	\$187,600	\$173,700	\$172,200
\$204,200	Total Res (1)	\$204,200	\$204,200	\$185,400	\$152,100	\$149,900
\$0	Total Non Res (2)	\$0	\$0	\$2,200	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$21,600	\$22,300

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	0.755000	1.24	\$19,600	\$24,304	\$18,350	0%	1.0000	100.00	0.00	0.00	\$18,350
82	A	GE	0	0.080000	1.02	\$2,120	\$2,162	\$173	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	0.84
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.84
81 Legal Drain NV	0.00
82 Public Roads NV	0.08
83 UT Towers NV	0.00
9 Homesite	0.76
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	\$18,400
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$18,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,400

Data Source External Only

Collector 11/24/2024 js

Appraiser 01/29/2025 Nexus

General Information

OccupancySingle-Family
DescriptionResidential Dwelling
Story Height1
StyleN/A
Finished Area1840 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	280	\$2,000
Canopy, Shed Type	280	\$2,100
Wood Deck	128	\$3,300

Plumbing

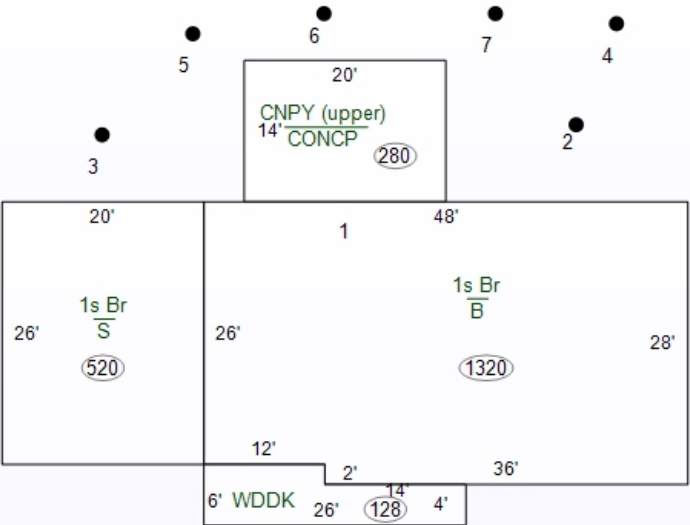
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
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	7	1840	1840	\$173,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1320	0	\$41,900	
Crawl					
Slab		520	0	\$0	

Total Base \$215,200

Adjustments 1 Row Type Adj. x 1.00 \$215,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1840	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$225,100

Sub-Total, 1 Units

Exterior Features (+)	\$7,400	\$232,500
Garages (+) 0 sqft	\$0	\$232,500
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
Replacement Cost		\$207,506

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	Brick	C+1	1968	1968	57 A		0.85		3,160 sqft	\$207,506	40%	\$124,500	0%	100%	1.230	1.000	100.00	0.00	0.00	\$153,100
2: Barn, Pole (T3)	1	T3AW	C	2018	2018	7 A	\$21.97	0.85		24' x 30' x 14'	\$13,447	20%	\$10,760	0%	100%	1.230	1.000	100.00	0.00	0.00	\$13,200
3: Detached Garage/Boat H	1	Wood Fr	C	1978	1978	47 A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	35%	\$15,840	0%	100%	1.230	1.000	100.00	0.00	0.00	\$19,500
4: Swimming Pool (R)	1	SV	C	2006	2006	19 A		0.85		27' Circ		85%		50%	100%	1.230	1.000	100.00	0.00	0.00	\$0
5: Utility Shed	1	SV	C	1998	1998	27 A		0.85		8'x10'		60%		0%	100%	1.230	1.000	0.00	100.00	0.00	\$0
6: Utility Shed	1	SV	D	2002	2002	23 A		0.85		10'x12'		55%		0%	100%	1.230	1.000	0.00	100.00	0.00	\$0
7: Utility Shed	1	SV	D	2000	2000	25 A		0.85		12'x20'		55%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0
8: Wood Deck- Treated pine	1	SV	C	2006	2006	19 A		0.85		140 sqft		18%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0