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: 2023

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 Monday, May 1, 2023

Review Group 2025

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

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	GREENE, GARRY R &		CO	/	$0	I

Notes

8/31/2018 Misc: 2019 NEW CONSTRUCTION: ADD T3AW PER F/C 4/26/18

6/29/2016 : 2017 GENERAL REVAL: PHASE 3

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$14,600	**Land**	**$14,600**	**$14,200**	**$14,200**	**$14,200**	**$14,000**
$14,600	Land Res (1)	$14,600	$14,200	$14,200	$14,200	$14,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$159,100	**Improvement**	**$159,100**	**$158,000**	**$143,200**	**$144,100**	**$144,100**
$137,500	Imp Res (1)	$137,500	$135,700	$124,000	$124,000	$124,000
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$21,600	Imp Non Res (3)	$21,600	$22,300	$19,200	$20,100	$20,100
$173,700	**Total**	**$173,700**	**$172,200**	**$157,400**	**$158,300**	**$158,100**
$152,100	Total Res (1)	$152,100	$149,900	$138,200	$138,200	$138,000
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$21,600	Total Non Res (3)	$21,600	$22,300	$19,200	$20,100	$20,100

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. %	Res Elig %	Market Factor	Value
9	A		0	0.755000	1.24	$15,600	$19,344	$14,605	0%	100%	1.0000	$14,600
82	A	GE	0	0.080000	1.02	$1,900	$1,938	$155	-100%	0%	1.0000	$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 / Classifed Value	$0
Homesite(s) Value	$14,600
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$14,600
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$14,600**

Data Source N/A **Collector** 06/29/2016 davef **Appraiser** 06/29/2016 mikes

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1840 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

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

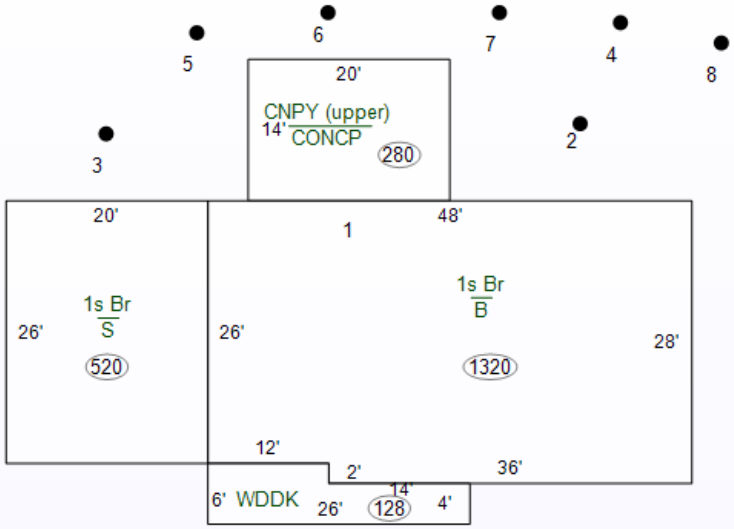
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Patio, Concrete	280	$1,500
Canopy, Shed Type	280	$1,600
Wood Deck	128	$2,500



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1840	1840	$130,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1320	0	$31,800	
Crawl					
Slab		520	0	$0	
				Total Base	$162,500
Adjustments				**1 Row Type Adj. x 1.00**	$162,500
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	$4,100
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$171,100
				Sub-Total, 1 Units	
Exterior Features (+)				$5,600	$176,700
Garages (+) 0 sqft				$0	$176,700
				Quality and Design Factor (Grade)	1.05
				Location Multiplier	0.87
				Replacement Cost	$161,415

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Brick	C+1	1968	1968	55	A		0.87		3,160 sqft	$161,415	40%	$96,850	0%	100%	1.250	1.0000	$121,100
2: Barn, Pole (T3)	0%	1	T3AW	C	2018	2018	5	A	$21.97	0.87		24' x 30' x 14'	$13,763	15%	$11,700	0%	100%	1.250	1.0000	$14,600
3: Detached Garage/Boat	100%	1	Wood Frame	C	1978	1978	45	A	$29.88	0.87	$26.00	24'x30'	$18,717	30%	$13,100	0%	100%	1.250	1.0000	$16,400
4: Swimming Pool (R)	0%	1		C	2006	2006	17	A		0.87		27' Circ	$5,133	85%	$770	50%	100%	1.250	1.0000	$500
5: Utility Shed	0%	1		C	1998	1998	25	A	$26.02	0.87	$22.64	8'x10'	$1,811	55%	$810	0%	100%	1.250	1.0000	$1,000
6: Utility Shed	0%	1		D	2002	2002	21	A	$21.97	0.87	$15.29	10'x12'	$1,835	55%	$830	0%	100%	1.250	1.0000	$1,000
7: Utility Shed	0%	1		D	2000	2000	23	A	$19.35	0.87	$13.47	12'x20'	$3,232	55%	$1,450	0%	100%	1.250	1.0000	$1,800
8: Wood Deck- Treated pi	0%	1		C	2006	2006	17	A		0.87		140 sqft	$2,523	16%	$2,120	0%	100%	1.250	1.0000	$2,700

Total all pages $159,100 **Total this page** $159,100