

General Information

Parcel Number 89-07-29-000-206.004-032

Local Parcel Number 21-29-000-206.048-17

Tax ID: 017-00047-04

Routing Number

Property Class 540 Mobile or Manufactured Home - Plat

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 2129000

Location Address (1) 5090 KING 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

GARRETT, MARVIN J & BEVERLY A 5090 KING RD RICHMOND, IN 47374

Legal

LOT 3 WINDING CREEK SEC 1

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/08/2019 to 01/01/1900.

Notes

1/28/2025 Misc: 2025 GERNERAL REVAUATION 2/3/2023 Misc: 2023 PERMIT# 21-165 ADD T3AW PER F/C 12-21-22



Res

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show 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 include data for land types 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (3.72), Actual Frontage (0), Developer Discount, Parcel Acreage (3.72), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.11), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.61), 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 (\$11,700), Supp. Page Land Value, CAP 1 Value (\$19,600), CAP 2 Value (\$11,700), CAP 3 Value (\$0), Total Value (\$31,300).

**General Information**

Occupancy Single-Family  
 Description MH W / C  
 Story Height 1  
 Style N/A  
 Finished Area 1540 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
Canopy, Shed Type	168	\$1,400
Wood Deck	168	\$4,100

**Plumbing**

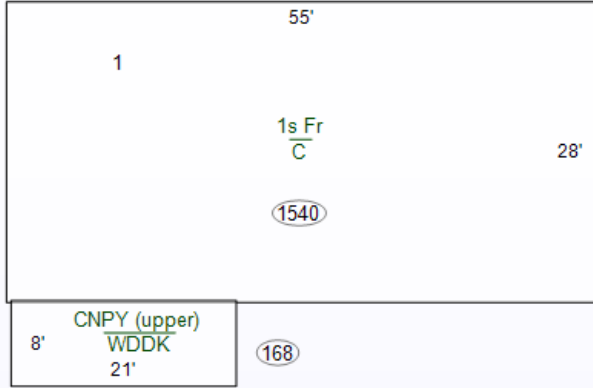
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1540	1540	\$137,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1540	0	\$9,500	
Slab					

**Total Base** \$147,000

**Adjustments** 1 Row Type Adj. x 1.00 \$147,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1540	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$154,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,500	\$159,700
Garages (+) 0 sqft	\$0	\$159,700
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$108,596</b>

**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**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: MH W / C	1	Wood Fr	D	1998	1998	27	A		0.85		1,540 sqft	\$108,596	28%	\$78,190	0%	100%	1.230	1.000	100.00	0.00	0.00	\$96,200
2: Detached Garage/Boat H	1	Wood Fr	C	1998	1998	27	F	\$41.81	0.85	\$35.54	24'x24'	\$20,470	28%	\$14,740	0%	100%	1.230	1.000	100.00	0.00	0.00	\$18,100
3: Type 3 Barn	1	T3AW	C	2022	2022	3	A	\$20.97	0.85		24' x 36' x 14'	\$15,215	10%	\$13,690	0%	100%	1.230	1.000	100.00	0.00	0.00	\$16,800