General Information

Parcel Number
89-07-33-000-417.000-032

Local Parcel Number
21-33-000-417.000-17

Tax ID:
017-00038-00

Routing Number

Property Class 511 RENTAL
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
2133000

Location Address (1)
4315 STATE RD 38
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

JOINER, CHERYL K REVOCABLE LIV
C/O STIENS PROPERTY MANAGEME
PO BOX 1226
RICHMOND, IN 47375

Legal

NE COR SE SEC 33-17-14 0.50A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/27/2020	JOINER, CHERYL K R	2020001645	QC	/	$0	I
08/16/2019	JOINER, CHERYL K	2019006412	WD	/	$0	I
01/01/1900	JOINER, THOMAS H		CO	/	$0	I

Notes

8/10/2020 Misc: 2021 GENERAL REVAL

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	☐	☐	☐	☐	☐
$9,900	**Land**	**$9,900**	**$9,600**	**$9,600**	**$9,600**	**$9,500**
$9,900	Land Res (1)	$9,900	$9,600	$9,600	$9,600	$9,500
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$24,800	**Improvement**	**$24,800**	**$24,500**	**$22,600**	**$24,000**	**$24,000**
$24,800	Imp Res (1)	$24,800	$24,500	$22,600	$22,700	$22,700
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$1,300	$1,300
$34,700	**Total**	**$34,700**	**$34,100**	**$32,200**	**$33,600**	**$33,500**
$34,700	Total Res (1)	$34,700	$34,100	$32,200	$32,300	$32,200
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$1,300	$1,300

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. %	Res Elig %	Market Factor	Value
9	A		0	0.370000	1.71	$15,600	$26,676	$9,870	0%	100%	1.0000	$9,870
82	A	GE	0	0.130000	1.02	$1,900	$1,938	$252	-100%	0%	1.0000	$00

Land Computations

Calculated Acreage	0.50
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.13
83 UT Towers NV	0.00
9 Homesite	0.37
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	$9,900
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$9,900
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$9,900**

Data Source External Only **Collector** 06/05/2020 Garfield Seeley **Appraiser** 08/10/2020 Gavin Wicks

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	844 sqft
Make	

Floor Finish

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

Wall Finish

- [x] Plaster/Drywall
- [ ] 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	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

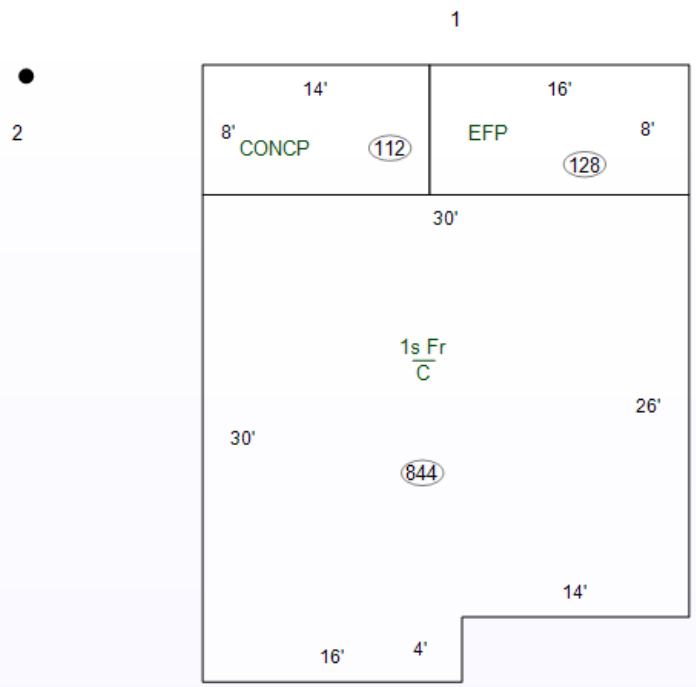
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Patio, Concrete	112	$600
Porch, Enclosed Frame	128	$8,100



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	844	844	$71,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		844	0	$5,400	
Slab					
			Total Base		$76,600
Adjustments			**1 Row Type Adj. x 1.00**		$76,600
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:844	$3,900
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$80,500
			Sub-Total, 1 Units		
Exterior Features (+)				$8,700	$89,200
Garages (+) 0 sqft				$0	$89,200
			Quality and Design Factor (Grade)		0.70
			Location Multiplier		0.87
			Replacement Cost		$54,323

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	Wood Frame	D-1	1940	1940	83	F		0.87		844 sqft	$54,323	65%	$19,010	0%	100%	1.250	1.0000	$23,800
2: Detached Garage/Boat	100%	1	SV	D	1940	1940	83	A		0.87		15'x20'		50%		0%	100%	1.250	1.0000	$1,000

Total all pages $24,800 **Total this page** $24,800