

General Information

Parcel Number 89-07-34-000-219.000-032
Local Parcel Number 21-34-000-219.000-17

Tax ID: 017-00187-00

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 2134000

Location Address (1) 4162 N US HIGHWAY 35 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

BLACK, ESSENCE O
4162 N US HWY 35
RICHMOND, IN 47374

Legal

PT NW COR NE SEC 34-17-14 1.3A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include transactions from 07/23/2018 to 01/01/1900.

Notes

1/30/2025 Misc: 2025 GERNERAL REVAUATION



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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 land parcels 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.30), Actual Frontage (0), Developer Discount, Parcel Acreage (1.30), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.16), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.14), 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 (\$600), Supp. Page Land Value, CAP 1 Value (\$19,600), CAP 2 Value (\$600), CAP 3 Value (\$0), Total Value (\$20,200).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1756 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	240	\$1,900
Canopy, Shed Type	240	\$1,900
Porch, Open Frame	96	\$6,300

Plumbing

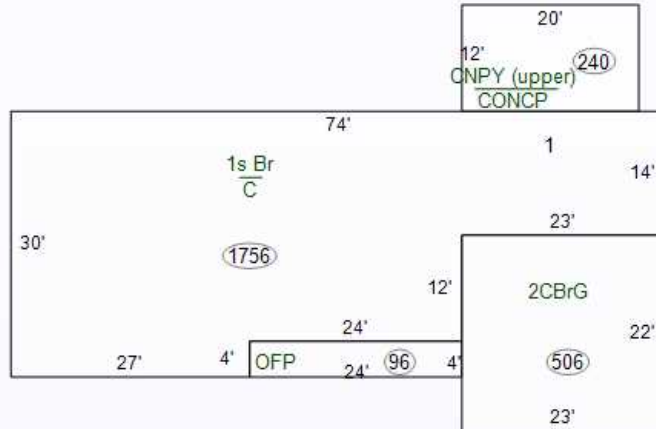
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1756	1756	\$166,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1756	0	\$10,300	
Slab					

Total Base	\$176,600
Adjustments	1 Row Type Adj. x 1.00
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1756 \$5,400
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$188,900
Sub-Total, 1 Units	
Exterior Features (+)	\$10,100 \$199,000
Garages (+) 506 sqft	\$20,700 \$219,700
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.85
Replacement Cost	\$186,745

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	1970	1975	50	A		0.85		1,756 sqft	\$186,745	35%	\$121,380	0%	100%	1.230	1.000	100.00	0.00	0.00	\$149,300
2: Pool, Above Ground (circu	1	SV	C	2020	2020	5	A		0.85		24' Circ		40%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1		C+1	1971	1971	54	A	\$45.33	0.85	\$40.46	14'x20'	\$11,328	65%	\$3,960	0%	100%	1.230	1.000	100.00	0.00	0.00	\$4,900