

89-10-22-110-513.000-005

HILL, GREG A & CHERYL L

4064 WOLKE DR

510, 1 Family Dwell - Platted Lot

CENTER-995550 (004)/9955

1/2

General Information

Parcel Number 89-10-22-110-513.000-005
Local Parcel Number 31-22-110-513.000-04

Tax ID: 004-00766-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 005 (Local 004) CENTER TOWNSHIP - SANITARY
School Corp 8360 CENTERVILLE-ABINGTON COMM
Neighborhood 995550-004 CENTER-995550 (004)
Section/Plat 3122110
Location Address (1) 4064 WOLKE DR RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities All ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2027

Ownership

HILL, GREG A & CHERYL L
4064 WOLKE DR
RICHMOND, IN 47374

Legal

LOT 31 TOWN & COUNTRY EST 2ND ADDN REPLAT



Transfer of Ownership

Date 01/01/1900 Owner HILL, GREG A & CHE
Doc ID Code Book/Page Adj Sale Price V/I

Notes

2/24/2023 Misc: 2023 GENERAL REVALUATION

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

Table with columns for Assessment Year (2022-2025), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	2432 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Stoop, Masonry	136	\$3,500
Wood Deck	280	\$5,900

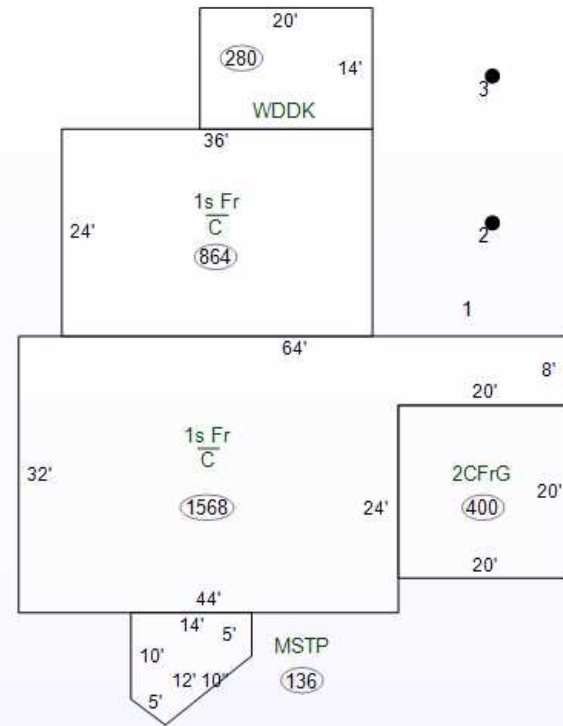
Plumbing

	#	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	1
Family Rooms	1
Total Rooms	8

Heat Type



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2432	2432	\$192,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	2432	0	\$11,900	
Slab				

Total Base	\$204,800
Adjustments	1 Row Type Adj. x 1.00
Total	\$204,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:2432	\$6,700
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$213,900
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Sub-Total, 1 Units	
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Exterior Features (+)	\$9,400	\$223,300
Garages (+) 400 sqft	\$17,600	\$240,900
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$215,003

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	Wood Fr	C+1	1986	1986	39	A		0.85		2,432 sqft	\$215,003	28%	\$154,800	0%	100%	1.080	1.000	100.00	0.00	0.00	\$167,200
2: Gazebo	1		C	2005	2005	20	A	\$44.91	0.85	\$38.17	10'x12'	\$4,581	40%	\$2,750	0%	100%	1.080	1.000	100.00	0.00	0.00	\$3,000
3: Utility Shed	1	SV	D	2010	2010	15	A		0.85		10'x12'		45%		0%	100%	1.080	1.000	100.00	0.00	0.00	\$0