

89-10-27-110-104.000-005

GUENTHER, NICHOLAS S & STE

1143 S ROUND BARN RD

510, 1 Family Dwell - Platted Lot

CENTER-944028 (004)/9440

1/2

General Information

Parcel Number 89-10-27-110-104.000-005
Local Parcel Number 31-27-110-104.000-04

Tax ID: 004-00592-00

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 944028-004
CENTER-944028 (004)

Section/Plat 3127110

Location Address (1)
1143 S ROUND BARN RD
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

GUENTHER, NICHOLAS S & STEPHANIE J
1143 S ROUND BARN RD
RICHMOND, IN 47374

Legal

LOT 51 WOODLAWN VILLAGE

Transfer of Ownership

Date 01/01/1900 Owner GUENTHER, NICHOL Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/8/2022 Misc: 2023 GENERAL REVAL



Res

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), 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 computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

Data Source External Only

Collector 08/16/2022 rc

Appraiser 09/08/2022 Nexus

Total Value \$16,100

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1744 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" 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
Patio, Treated Pine	270	\$1,900
Patio, Concrete	108	\$800
Patio, Concrete	80	\$600

Plumbing

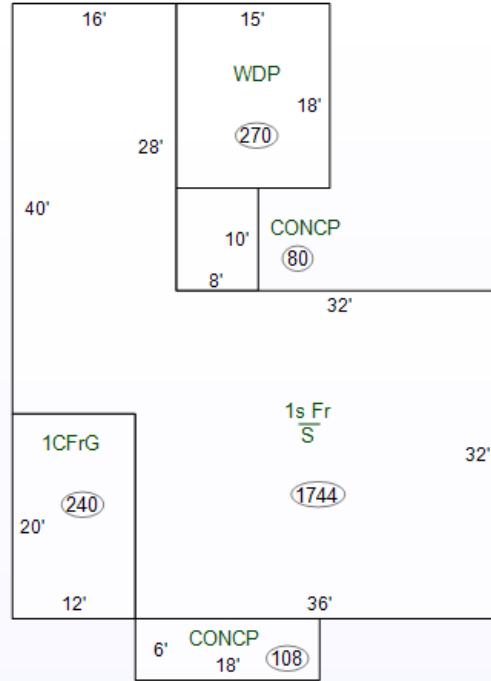
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1744	1744	\$150,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1744	0	\$0	

Total Base \$150,800

Adjustments 1 Row Type Adj. x 1.00 \$150,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1744	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$162,300

Sub-Total, 1 Units

Exterior Features (+)	\$3,300	\$165,600
Garages (+) 240 sqft	\$12,800	\$178,400
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$151,640

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	1960	1985	40	A		0.85		1,744 sqft	\$151,640	28%	\$109,180	0%	100%	1.230	1.000	100.00	0.00	0.00	\$134,300
2: Utility Shed	1	SV	D	2014	2014	11	A		0.85		14'x16'		35%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0