

89-14-02-000-102.000-011

WRIGHT, DENNIS N & DEBRA J

4113 E RANDOLPH COUNTY LIN 101, Cash Grain/General Farm

FRANKLIN-975069 (007)/97 1/2

General Information

Parcel Number 89-14-02-000-102.000-011
Local Parcel Number 14-02-000-102.000-07

Tax ID: 007-00333-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE

Township FRANKLIN TOWNSHIP

District 011 (Local 007)
FRANKLIN TOWNSHIP

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 975069-007
FRANKLIN-975069 (007)

Section/Plat 1402000

Location Address (1)
4113 E RANDOLPH COUNTY LINE RD

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

WRIGHT, DENNIS N & DEBRA J
4113 E RANDOLPH COUNTY LINE R
LYNN, IN 47355

Legal

PT NW 2-15-1 3A



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

Table with 7 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)

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with 15 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

Market Model

N/A

Characteristics

Topography Level Flood Hazard

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Transfer of Ownership

Date 01/01/1900 Owner WRIGHT, DENNIS N Doc ID Code Book/Page Adj Sale Price V/I

CO /

Agricultural

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Notes

12/13/2024 Misc: 2025 GENERAL REVALUATION
6/16/2021 Misc: 2022 SPLIT 41.532A TO 007-00333-01 PER INST# 20210003082
8/24/2020 Misc: 2021 GENERAL REVAL

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$24,000

Data Source External Only

Collector 10/28/2024 js

Appraiser 12/13/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1860 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
Porch, Enclosed Frame	144	\$11,600
Porch, Open Frame	150	\$8,300

Plumbing

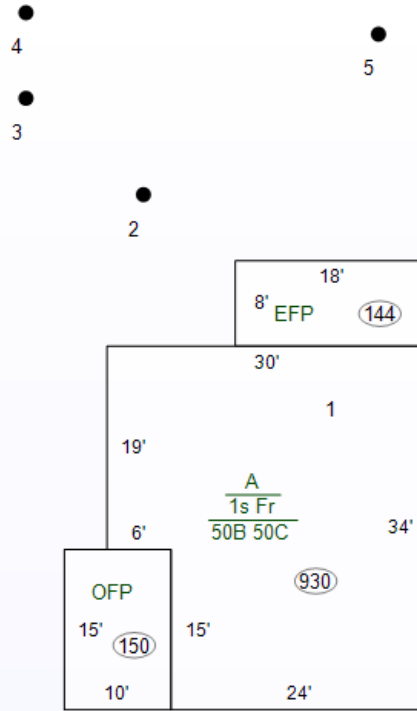
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	930	930	\$99,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	930	930	\$21,300	
Bsmt	465	0	\$23,400	
Crawl	465	0	\$5,600	
Slab				

Total Base \$149,300

Adjustments 1 Row Type Adj. x 1.00 \$149,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$149,300

Sub-Total, 1 Units

Exterior Features (+)	\$19,900	\$169,200
Garages (+) 0 sqft	\$0	\$169,200
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$136,629

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	1930	1930	95 A		0.85		2,325 sqft	\$136,629	45%	\$75,150	0%	100%	1.210	1.000	100.00	0.00	0.00	\$90,900
2: Detached Garage/Boat H	1	Wood Fr	D	1930	1930	95 F	\$44.13	0.85	\$30.01	20'x24'	\$14,404	65%	\$5,040	0%	100%	1.210	1.000	100.00	0.00	0.00	\$6,100
3: Type 3 Barn	1	T3AW	C	1990	1990	35 A	\$16.90	0.85		40' x 50' x 16'	\$23,719	55%	\$10,670	0%	100%	1.000	1.000	100.00	0.00	0.00	\$10,700
4: Type 3 Barn	1	T3AW	C	1991	1991	34 A	\$16.57	0.85		40' x 54' x 10'	\$22,765	55%	\$10,240	0%	100%	1.000	1.000	100.00	0.00	0.00	\$10,200
5: Utility Shed	1	SV	D	1930	1930	95 A		0.85		12'x20'		65%		0%	100%	1.210	1.000	0.00	100.00	0.00	\$0