

89-14-25-110-202.000-012

MARTIN, JERRY R & DIANA K

5221 E WHITEWATER RD

510, 1 Family Dwell - Platted Lot

FRANKLIN-315071 (031)/31

1/2

General Information

Parcel Number 89-14-25-110-202.000-012
Local Parcel Number 14-25-110-202.000-31

Tax ID: 031-00002-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township FRANKLIN TOWNSHIP

District 012 (Local 031)
WHITEWATER TOWN

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 315071-031
FRANKLIN-315071 (031)

Section/Plat 1425110

Location Address (1)
5221 E WHITEWATER RD
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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

MARTIN, JERRY R & DIANA K
5221 WHITEWATER RD
RICHMOND, IN 47374

Legal

LOT 69 E

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/12/2019 to 01/01/1900.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/3/2025 Misc: 2025 GENERAL REVALUATION
8/5/2020 Misc: 2021: GENERAL REVAL
10/17/2019 Misc: 2020: CHANGE COND TO PR
ADD OBSOL AND CORRECT WDDK SIZE PER F/C
9/24/19



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.

Land Computations

Table with columns: Description, Value. Rows include 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 \$10,400.

Data Source External Only

Collector 10/28/2024 js

Appraiser 01/03/2025 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1380 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	108	\$9,400
Porch, Open Frame	126	\$7,500
Wood Deck	100	\$2,800

Plumbing

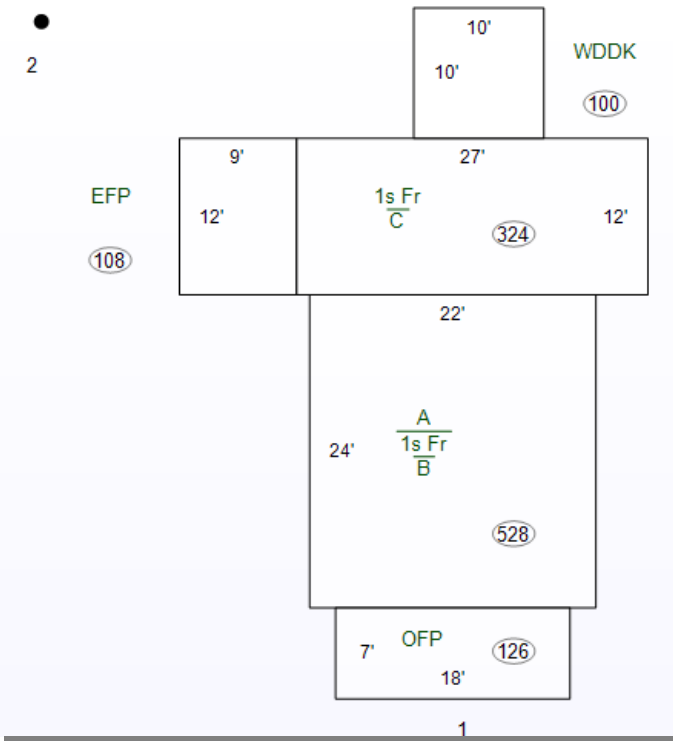
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	852	852	\$92,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	528	528	\$14,600	
Bsmt	528	0	\$24,700	
Crawl	324	0	\$4,600	
Slab				

Total Base \$136,600

Adjustments 1 Row Type Adj. x 1.00 \$136,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$141,100

Sub-Total, 1 Units

Exterior Features (+)	\$19,700	\$160,800
Garages (+) 0 sqft	\$0	\$160,800
Quality and Design Factor (Grade)	0.70	
Location Multiplier	0.85	
Replacement Cost	\$95,676	

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	D-1	1920	1920	105 P		0.85		1,908 sqft	\$95,676	75%	\$23,920	35%	100%	0.850	1.000	100.00	0.00	0.00	\$13,200
2: Detached Garage/Boat H	1	Wood Fr	D	1976	1976	49 P	\$44.13	0.85	\$30.01	20'x24'	\$14,404	58%	\$6,050	0%	100%	0.850	1.000	100.00	0.00	0.00	\$5,100