## 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: 2023**

## 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 | Flood Hazard |
|---|---|
| Rolling | ☐ |
| **Public Utilities** | **ERA** |
| Electricity | ☐ |
| **Streets or Roads** | **TIF** |
| Paved | ☐ |

**Neighborhood Life Cycle Stage**
Static

**Printed** Monday, May 1, 2023
**Review Group** 2025

## Ownership

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

## Legal

LOT 69 E

## Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|---|---|---|---|---|---|---|
| 03/12/2019 | MARTIN, JERRY R & | 2019001871 | TS | / | $1,969 | I |
| 04/08/2013 | RYAN, DANIEL | 2013002940 | SW | / | $10,250 | I |
| 01/24/2013 | FEDERAL NATIONAL | 2013000615 | LW | / | $43,579 | I |
| 01/07/2013 | BANK OF AMERICA N | 2013000142 | SH | / | $43,579 | I |
| 01/01/1900 | GRAF, GREG & NAN | 2013000142 | SH | / | $43,579 | I |

## Notes

**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)

| 2023 | Assessment Year | 2023 | 2022 | 2021 | 2020 | 2019 |
|---|---|---|---|---|---|---|
| WIP | Reason For Change | AA | AA | AA | AA | AA |
| 03/10/2023 | As Of Date | 04/20/2023 | 04/22/2022 | 04/16/2021 | 01/01/2020 | 01/01/2019 |
| Indiana Cost Mod | Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| 1.0000 | Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| | Notice Required | ☐ | ☐ | ☐ | ☐ | ☐ |
| **$8,300** | **Land** | **$8,300** | **$8,300** | **$8,300** | **$8,300** | **$8,300** |
| $8,300 | Land Res (1) | $8,300 | $8,300 | $8,300 | $8,300 | $8,300 |
| $0 | Land Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| $0 | Land Non Res (3) | $0 | $0 | $0 | $0 | $0 |
| **$17,100** | **Improvement** | **$17,100** | **$17,200** | **$15,900** | **$15,900** | **$7,900** |
| $17,100 | Imp Res (1) | $17,100 | $17,200 | $15,900 | $15,900 | $7,900 |
| $0 | Imp Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| $0 | Imp Non Res (3) | $0 | $0 | $0 | $0 | $0 |
| **$25,400** | **Total** | **$25,400** | **$25,500** | **$24,200** | **$24,200** | **$16,200** |
| $25,400 | Total Res (1) | $25,400 | $25,500 | $24,200 | $24,200 | $16,200 |
| $0 | Total Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| $0 | Total Non Res (3) | $0 | $0 | $0 | $0 | $0 |

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

| Land Type | Pricing Method | Soil ID | Act Front. | Size | Factor | Rate | Adj. Rate | Ext. Value | Infl. % | Res Elig % | Market Factor | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9 | A | | 0 | 0.314400 | 1.81 | $14,500 | $26,245 | $8,251 | 0% | 100% | 1.0000 | $8,250 |

## Land Computations

| | |
|---|---|
| Calculated Acreage | 0.31 |
| Actual Frontage | 0 |
| Developer Discount | ☐ |
| Parcel Acreage | 0.31 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.00 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.31 |
| 91/92 Acres | 0.00 |
| 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 / Classifed Value | $0 |
| Homesite(s) Value | $8,300 |
| 91/92 Value | $0 |
| Supp. Page Land Value | |
| CAP 1 Value | $8,300 |
| CAP 2 Value | $0 |
| CAP 3 Value | $0 |
| **Total Value** | **$8,300** |

**Data Source** External Only **Collector** 05/11/2020 cr **Appraiser** 08/05/2020 cr

## General Information

| | |
|---|---|
| **Occupancy** | Single-Family |
| **Description** | Residential Dwelling |
| **Story Height** | 1 |
| **Style** | N/A |
| **Finished Area** | 1380 sqft |
| **Make** | |

## Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

## Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

## 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

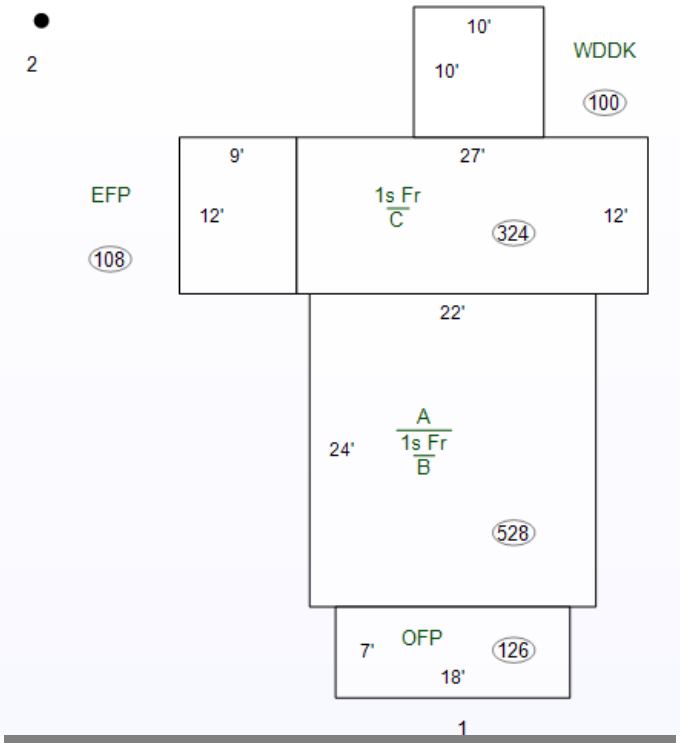
Central Warm Air

## Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

## Exterior Features

| Description | Area | Value |
|---|---|---|
| Porch, Enclosed Frame | 108 | $7,200 |
| Porch, Open Frame | 126 | $5,800 |
| Wood Deck | 100 | $2,200 |




## Specialty Plumbing

| Description | Count | Value |
|---|---|---|

## Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|---|---|---|---|---|---|
| 1 | 1Fr | 852 | 852 | $71,200 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | 528 | 528 | $11,400 | |
| Bsmt | | 528 | 0 | $19,200 | |
| Crawl | | 324 | 0 | $3,700 | |
| Slab | | | | | |
| | | | **Total Base** | | $105,500 |
| **Adjustments** | | | **1 Row Type Adj. x 1.00** | | $105,500 |
| 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** | $110,000 |
| | | | | **Sub-Total, 1 Units** | |
| Exterior Features (+) | | | | $15,200 | $125,200 |
| Garages (+) 0 sqft | | | | $0 | $125,200 |
| | | | | Quality and Design Factor (Grade) | 0.70 |
| | | | | Location Multiplier | 0.87 |
| | | | | **Replacement Cost** | $76,247 |

## Summary of Improvements

| Description | Res Eligibl | Story Height | Construction | Grade | Year Built | Eff Year | Eff Age | Cond | Base Rate | LCM | Adj Rate | Size | RCN | Norm Dep | Remain. Value | Abn Obs | PC | Nbhd | Mrkt | Improv Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1: Residential Dwelling | 100% | 1 | Wood Frame | D-1 | 1920 | 1920 | 103 | P | | 0.87 | | 1,908 sqft | $76,247 | 75% | $19,060 | 35% | 100% | 1.000 | 1.0000 | $12,400 |
| 2: Detached Garage/Boat | 100% | 1 | Wood Frame | D | 1976 | 1976 | 47 | P | $33.35 | 0.87 | $23.21 | 20'x24' | $11,142 | 58% | $4,680 | 0% | 100% | 1.000 | 1.0000 | $4,700 |