

General Information

Parcel Number 89-14-26-000-205.000-011
Local Parcel Number 14-26-000-205.000-07

Tax ID: 007-00315-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

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 1426000

Location Address (1) 4615 E WHITEWATER RD RICHMOND, IN 47374

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

COPE, LUCAS JAMES & STEFANIE M
4615 E WHITEWATER RD
RICHMOND, IN 47374

Legal

PT NE SEC 26-15-1 1.50A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 06/26/2020 COPE, LUCAS JAME and 01/01/1900 BERRY, SAMUEL A &

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/3/2025 Misc: 2025 GENERAL REVALUATION
8/11/2020 Misc: 2021: GENERAL REVAL

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 sub-categories like Land Res (1), Land Non Res (2), etc.

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. Rows include 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.50), Actual Frontage (0), Developer Discount, Parcel Acreage (1.50), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.16), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.34), 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 / Classified Value (\$0), Homesite(s) Value (\$18,900), 91/92 Value (\$1,300), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$1,300), CAP 3 Value (\$0), Total Value (\$20,200)

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1624 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   |
|------------------------|------|---------|
| Patio, Concrete        | 210  | \$1,500 |
| Canopy, Roof Extension | 61   | \$1,000 |

**Plumbing**

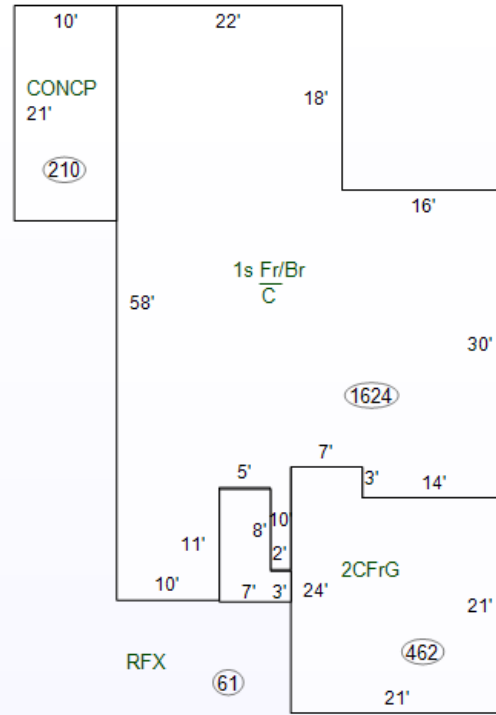
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 2 | 6  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 4 | 8  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 2 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 1 |
| <b>Family Rooms</b> | 0 |
| <b>Total Rooms</b>  | 6 |

**Heat Type**

Central Warm Air



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

**Cost Ladder**

| Floor Constr | Base | Finish | Value     | Totals |
|--------------|------|--------|-----------|--------|
| 1 92         | 1624 | 1624   | \$146,900 |        |
| 2            |      |        |           |        |
| 3            |      |        |           |        |
| 4            |      |        |           |        |
| 1/4          |      |        |           |        |
| 1/2          |      |        |           |        |
| 3/4          |      |        |           |        |
| Attic        |      |        |           |        |
| Bsmt         |      |        |           |        |
| Crawl        | 1624 | 0      | \$9,800   |        |
| Slab         |      |        |           |        |

**Total Base** \$156,700

**Adjustments 1 Row Type Adj. x 1.00** \$156,700

|                  |                   |         |
|------------------|-------------------|---------|
| Unfin Int (-)    |                   | \$0     |
| Ex Liv Units (+) |                   | \$0     |
| Rec Room (+)     |                   | \$0     |
| Loft (+)         |                   | \$0     |
| Fireplace (+)    |                   | \$0     |
| No Heating (-)   |                   | \$0     |
| A/C (+)          | 1:1624            | \$5,000 |
| No Elec (-)      |                   | \$0     |
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 | \$2,400 |
| Spec Plumb (+)   |                   | \$0     |
| Elevator (+)     |                   | \$0     |

**Sub-Total, One Unit** \$164,100

**Sub-Total, 1 Units**

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$2,500  | \$166,600 |
| Garages (+) 462 sqft              | \$18,900 | \$185,500 |
| Quality and Design Factor (Grade) |          | 1.05      |
| Location Multiplier               |          | 0.85      |

**Replacement Cost** \$165,559

**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            | 2/6 Maso    | C+1   | 1996       | 1996     | 29 A          |           | 0.85 |          | 1,624 sqft      | \$165,559 | 24%      | \$125,820     | 0%      | 100% | 1.210 | 1.000 | 100.00 | 0.00  | 0.00  | \$152,200    |
| 2: Type 3 Barn          | 1            | T3AW        | C     | 1992       | 1992     | 33 A          | \$23.27   | 0.85 |          | 24' x 24' x 10' | \$10,556  | 55%      | \$4,750       | 0%      | 100% | 1.210 | 1.000 | 100.00 | 0.00  | 0.00  | \$5,700      |