General Information

Parcel Number
89-14-26-000-414.000-011

Local Parcel Number
14-26-000-414.000-07

Tax ID:
007-00043-00

Routing Number

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

Year: 2023

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)
4638 E WALLACE RD
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2025

Ownership

CATRON, JERRY & DEBRA
3413 PORTERFIELD RD
RICHMOND, IN 47374

Legal

SED SE SEC 26-15-1 1.5A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/02/2022	CATRON, JERRY & D	2022000864	WD	/	$40,000	I
01/01/1900	BERRY, JANET L L/E		CO	/	$0	I

Notes

7/19/2022 Misc: 2023 SALES REVIEW

Res

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

2023		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	☐	☐	☐	☐	☐
$16,200	**Land**	**$16,200**	**$16,200**	**$16,200**	**$16,200**	**$16,200**
$15,000	Land Res (1)	$15,000	$15,000	$15,000	$15,000	$15,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$1,200	Land Non Res (3)	$1,200	$1,200	$1,200	$1,200	$1,200
$47,600	**Improvement**	**$47,600**	**$57,100**	**$53,300**	**$55,700**	**$53,700**
$47,600	Imp Res (1)	$47,600	$57,100	$53,300	$53,800	$51,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$1,900	$1,900
$63,800	**Total**	**$63,800**	**$73,300**	**$69,500**	**$71,900**	**$69,900**
$62,600	Total Res (1)	$62,600	$72,100	$68,300	$68,800	$66,800
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$1,200	Total Non Res (3)	$1,200	$1,200	$1,200	$3,100	$3,100

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	1.000000	1.00	$15,000	$15,000	$15,000	0%	100%	1.0000	$15,000
91	A		0	0.400000	1.00	$3,000	$3,000	$1,200	0%	0%	1.0000	$1,200
82	A	GE	0	0.100000	1.02	$1,900	$1,938	$194	-100%	0%	1.0000	$00

Land Computations

Calculated Acreage	1.50
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.10
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.40
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	$15,000
91/92 Value	$1,200
Supp. Page Land Value	
CAP 1 Value	$15,000
CAP 2 Value	$0
CAP 3 Value	$1,200
Total Value	**$16,200**

Data Source External Only **Collector** 07/19/2022 ts **Appraiser** 07/19/2022 Gavin Wicks

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	2224 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☐ 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	7

Heat Type

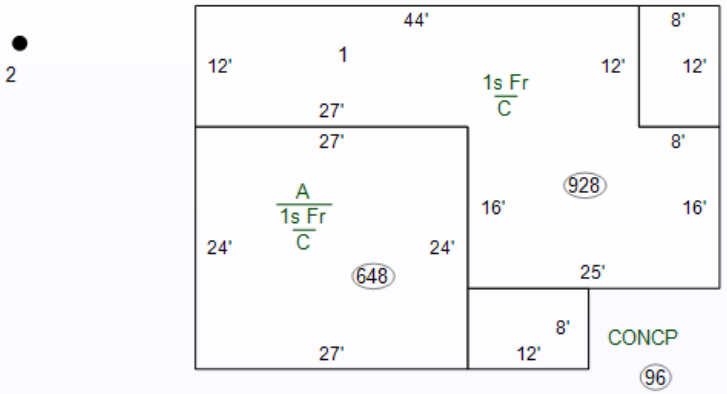
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	96	$600
Porch, Open Frame	96	$4,900



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1576	1576	$105,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		648	648	$13,200	
Bsmt					
Crawl		1576	0	$7,300	
Slab					
			Total Base		$125,600
Adjustments			**1 Row Type Adj. x 1.00**		$125,600
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		$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$125,600
				Sub-Total, 1 Units	
Exterior Features (+)				$5,500	$131,100
Garages (+) 0 sqft				$0	$131,100
			Quality and Design Factor (Grade)		0.80
				Location Multiplier	0.87
				Replacement Cost	$91,246

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	1945	1945	78	F		0.87		2,224 sqft	$91,246	65%	$31,940	25%	100%	1.220	1.0000	$29,200
2: Detached Garage/Boat	100%	1	Wood Frame	C	2001	2001	22	A	$28.90	0.87	$25.14	24'x32'	$19,310	22%	$15,060	0%	100%	1.220	1.0000	$18,400