

General Information

Parcel Number 89-14-26-220-201.000-011

Local Parcel Number 14-26-220-201.000-07

Tax ID: 007-00318-00

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 1426220

Location Address (1) 4927 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

BRASHEARS, GREG & TARA GRAY 4927 WHITEWATER RD RICHMOND, IN 47374

Legal

PT NE SEC 26-15-1 0.50A



Transfer of Ownership

Date 01/01/1900 Owner BRASHEARS, GREG Doc ID Code Book/Page Adj Sale Price V/I

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 for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc., and their values.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1426 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, Open Frame	175	\$9,200
Porch, Open Frame	399	\$17,200

**Plumbing**

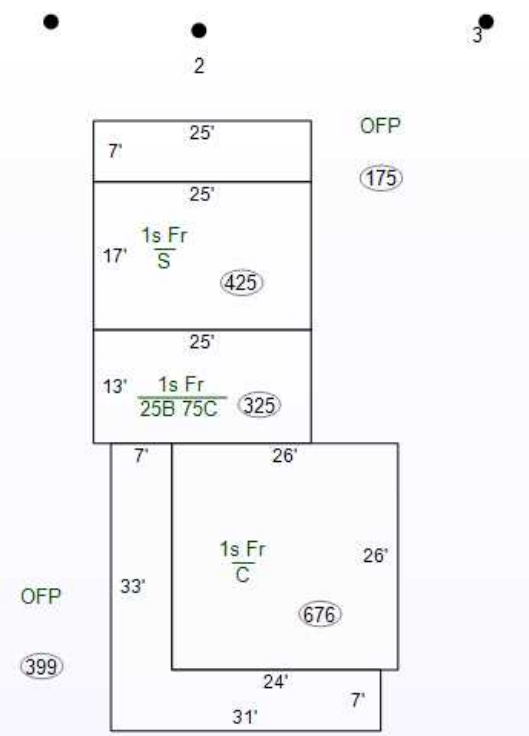
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	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	1426	1426	\$130,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	81	0	\$16,400	
Crawl	920	0	\$7,300	
Slab	425	0	\$0	
<b>Total Base</b>			<b>\$154,200</b>	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	<b>\$154,200</b>
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
<b>Sub-Total, One Unit</b>	<b>\$154,200</b>

**Sub-Total, 1 Units**

Exterior Features (+)	\$26,400	\$180,600
Garages (+) 0 sqft	\$0	\$180,600
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>	<b>\$138,159</b>	

**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+2	1905	1970	55	A		0.85		1,507 sqft	\$138,159	45%	\$75,990	0%	100%	1.210	1.000	100.00	0.00	0.00	\$91,900
2: Detached Garage/Boat H	1	Pole	C	1980	1980	45	A	\$26.08	0.85	\$22.17	30'x30'	\$19,951	30%	\$13,970	0%	100%	1.210	1.000	100.00	0.00	0.00	\$16,900
3: Lean-To	1	Concrete	C	2020	2020	5	A	\$8.80	0.85		12'x20' x 8'	\$1,795	15%	\$1,530	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500
4: Utility Shed	1	SV	C	1905	1905	120	A		0.85		10'x12'		65%		0%	100%	1.210	1.000	100.00	0.00	0.00	\$0