

89-14-26-240-102.000-012

VANWINKLE, DENNIS B & MARY

7896 N STATE RD 227

510, 1 Family Dwell - Platted Lot

FRANKLIN-315071 (031)/31

1/2

General Information

Parcel Number 89-14-26-240-102.000-012
Local Parcel Number 14-26-240-102.000-31

Tax ID: 031-00045-00

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 1426240

Location Address (1)
7896 N STATE RD 227
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

VANWINKLE, DENNIS B & MARY L
7896 N STATE RD 227
RICHMOND, IN 47374

Legal

32 FT OFF N S LOT 36 SE - 62 FT OFF N S LOT 37
SE 20 FT OFF SS-LOT 37 SE ALSO VAC ALLEY
BETWEEN LOTS 36 & 37



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

Table with columns for Assessment Year (2022-2025), 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.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/10/2025 Misc: 2025 GENERAL REVALUATION
8/5/2020 Misc: 2021: GENERAL REVAL

Land Computations

Table with columns for various land computation 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** 1244 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
Wood Deck	300	\$6,300

**Plumbing**

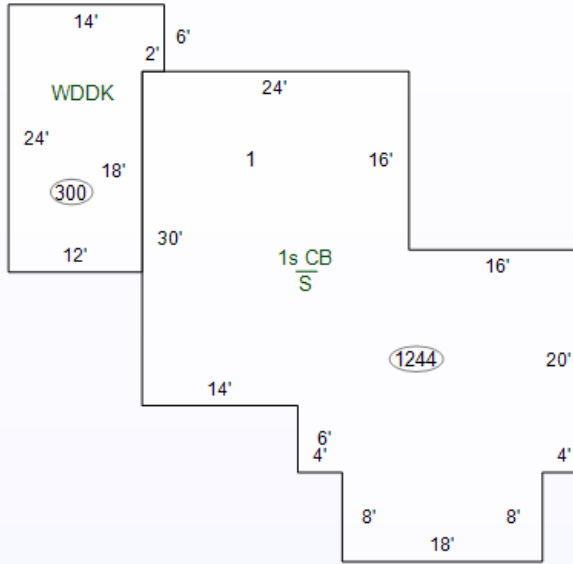
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	4	1244	1244	\$121,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1244	0	\$0	
				<b>Total Base</b>	<b>\$121,000</b>

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>		<b>\$121,000</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1244	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$125,200</b>

**Sub-Total, 1 Units**

Exterior Features (+)	\$6,300	\$131,500
Garages (+) 0 sqft	\$0	\$131,500
Quality and Design Factor (Grade)		0.70
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$78,243</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	Concrete	D-1	1947	1947	78	A		0.85		1,244 sqft	\$78,243	50%	\$39,120	0%	100%	0.850	1.000	100.00	0.00	0.00	\$33,300
2: Detached Garage	1	Pole	C	2018	2018	7	A	\$29.07	0.85	\$24.71	24'x24'	\$14,233	6%	\$13,380	0%	100%	0.850	1.000	100.00	0.00	0.00	\$11,400
3: Detached Garage/Boat H	1	Concrete	D	1950	1950	75	A	\$41.44	0.85	\$28.18	24'x24'	\$16,231	50%	\$8,120	0%	100%	0.850	1.000	100.00	0.00	0.00	\$6,900
4: Wood Deck- Treated pine	1		C	2006	2006	19	A		0.85		340 sqft	\$6,035	18%	\$4,950	0%	100%	0.850	1.000	100.00	0.00	0.00	\$4,200