

89-14-27-000-102.014-011

ISBILL, CHRISTOPHER K

7901 CART RD

510, 1 Family Dwell - Platted Lot

FRANKLIN-975069 (007)/97

1/2

General Information

Parcel Number 89-14-27-000-102.014-011
Local Parcel Number 14-27-000-102.140-07

Tax ID: 007-00262-14

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

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 1427000

Location Address (1) 7901 CART 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

ISBILL, CHRISTOPHER K
7901 CART RD
RICHMOND, IN 47374

Legal

LOT 2 CART ROAD NORTH SUB DIV SEC II



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/13/2023 and 01/01/1900.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
12/23/2024 Misc: 2025 GENERAL REVAUATION
11/3/2023 Sales Disclosure: 2024 SALES REVIEW

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show data for years 2022-2025.

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 data for land parcels 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (3.00), Actual Frontage (0), Developer Discount, Parcel Acreage (3.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.11), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.89), 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 (\$7,200), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$7,200), CAP 3 Value (\$0), Total Value (\$26,100).

Data Source External Only

Collector 10/31/2024 js

Appraiser 12/23/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1964 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 | 156 | \$8,300 |
| Wood Deck | 514 | \$9,600 |

Plumbing

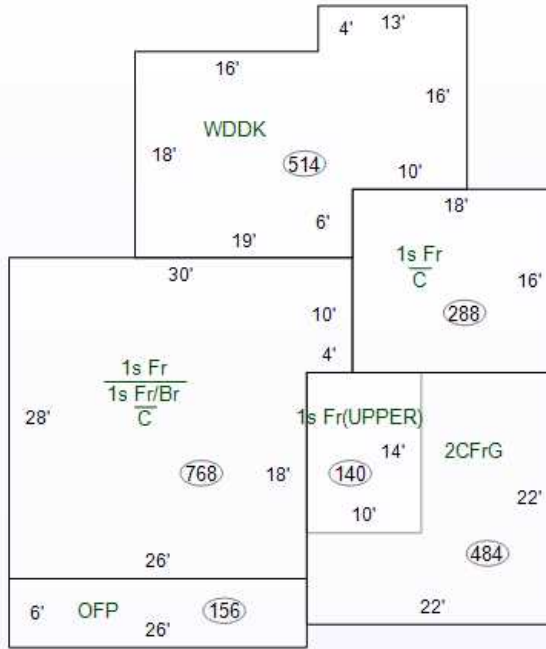
| | # | TF |
|----------------------|---|----|
| Full Bath | 2 | 6 |
| Half Bath | 1 | 2 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 1 | 1 |
| Total | 6 | 11 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 5 |

Heat Type

Central Warm Air



| Description | Count | Value |
|--------------------|-------|-------|
| Specialty Plumbing | | |

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-------|-----------|
| 2 | 1 | 92 | 1056 | 1056 | \$112,000 |
| | 2 | 1Fr | 908 | 908 | \$48,800 |
| | 3 | | | | |
| | 4 | | | | |
| | 1/4 | | | | |
| | 1/2 | | | | |
| | 3/4 | | | | |
| | Attic | | | | |
| | Bsmt | | | | |
| | Crawl | 1056 | 0 | | \$7,800 |
| | Slab | | | | |

Total Base \$168,600
Adjustments 1 Row Type Adj. x 1.00 \$168,600

| | | |
|------------------|--------------------|---------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | PS:1 PO:1 | \$4,700 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:1056 2:908 | \$5,900 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 11 - 5 = 6 x \$800 | \$4,800 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$184,000

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$17,900 | \$201,900 |
| Garages (+) 484 sqft | \$20,100 | \$222,000 |
| Quality and Design Factor (Grade) | | 1.05 |
| Location Multiplier | | 0.85 |

Replacement Cost \$198,135

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 | 2 | 1/6 Maso | C+1 | 2003 | 2003 | 22 G | | 0.85 | | 1,964 sqft | \$198,135 | 19% | \$160,490 | 0% | 100% | 1.210 | 1.250 | 100.00 | 0.00 | 0.00 | \$242,700 |
| 2: Detached Garage/Boat H | 1 | Wood Fr | C | 2003 | 2003 | 22 A | \$39.83 | 0.85 | \$33.86 | 24'x30' | \$24,376 | 22% | \$19,010 | 0% | 100% | 1.210 | 1.000 | 100.00 | 0.00 | 0.00 | \$23,000 |