

89-15-24-000-409.000-030

REECE, SHERMAN & BARBARA

2502 FLATLEY RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-295203 (029)/2952

General Information

Parcel Number 89-15-24-000-409.000-030
Local Parcel Number 48-24-000-409.000-29

Tax ID: 029-00322-00

Routing Number 4824000-007

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

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 295203-029 WAYNE-295203 (029)
Section/Plat 4824000
Location Address (1) 2502 FLATLEY RD RICHMOND, IN 47374

Ownership

REECE, SHERMAN & BARBARA
2502 FLATLEY RD
RICHMOND, IN 47374

Transfer of Ownership

Date 01/01/1900 Owner REECE, SHERMAN & Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/20/2021 Misc: 2022 GENERAL REVALUATION

Legal

PT FRACT SEC 24-14-2 0.38A *TIF*



Res

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

Table with 7 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)

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

Table with 15 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

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 07/02/2021 rc

Appraiser 09/20/2021 df

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$11,200

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1058 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
Stoop, Masonry	60	\$2,300
Canopy, Roof Extension	60	\$1,000
Stoop, Masonry	78	\$2,700
Canopy, Roof Extension	78	\$1,300
Wood Deck	336	\$6,700
Canopy, Roof Extension	216	\$2,900

Plumbing

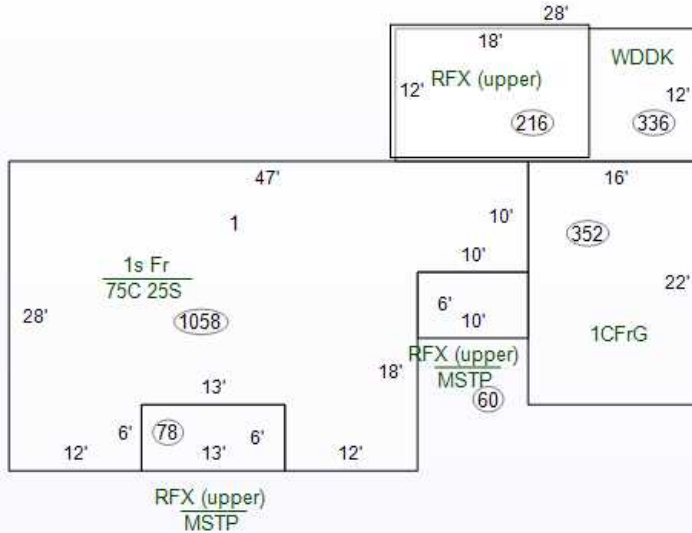
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1058	1058	\$108,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	794	0	\$6,800	
Slab	264	0	\$0	

Total Base \$115,200

Adjustments 1 Row Type Adj. x 1.00 \$115,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1058	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$119,200

Sub-Total, 1 Units

Exterior Features (+)	\$16,900	\$136,100
Garages (+) 352 sqft	\$16,500	\$152,600
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$116,739

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	1953	1953	72	A		0.85		1,058 sqft	\$116,739	50%	\$58,370	0%	100%	1.110	1.000	100.00	0.00	0.00	\$64,800
2: Car Shed	1		E	2015	2015	10	F	\$10.10	0.85	\$1.36	12'x22'	\$360	25%	\$270	0%	100%	1.110	1.000	100.00	0.00	0.00	\$300