

89-16-01-000-110.000-011

THOMPSON, DILLON & TAYLOR

5739 N STATE RD 227

511, 1 Family Dwell - Unplatted (0 to 9.9

FRANKLIN-975069 (007)/97

1/2

General Information

Parcel Number 89-16-01-000-110.000-011
Local Parcel Number 15-01-000-110.000-07

Tax ID: 007-00180-00

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 1501000
Location Address (1) 5739 N STATE RD 227 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

THOMPSON, DILLON & TAYLOR
5739 N STATE RD 227
RICHMOND, IN 47374

Legal

PT NW SEC 1-14-1 3.479A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/28/2019 THOMPSON, DILLON and 01/01/1900 KNARZER, GREGOR.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/6/2025 Misc: 2025 GENERAL REVALUATION
8/12/2020 Misc: 2021: GENERAL REVAL



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (3.48), Actual Frontage (0), Developer Discount, Parcel Acreage (3.48), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.41), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.07), 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 (\$7,900), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$7,900), CAP 3 Value (\$0), Total Value (\$26,800).

Data Source External Only

Collector 10/28/2024 js

Appraiser 01/06/2025 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1870 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	144	\$8,300
Stoop, Masonry	30	\$1,800

Plumbing

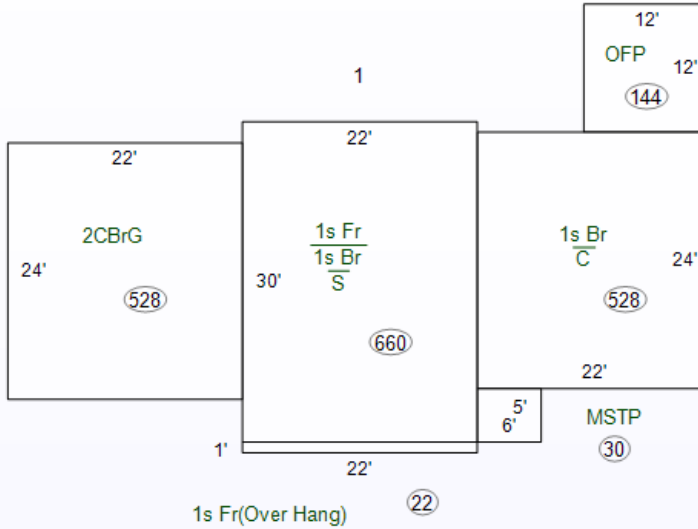
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1188	1188	\$129,500	
2	1Fr	682	682	\$41,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		528	0	\$5,900	
Slab		660	0	\$0	
Total Base				\$177,100	

Adjustments

1 Row Type Adj. x 1.00		\$177,100
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1188 2:682	\$5,700
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$189,700

Sub-Total, 1 Units

Exterior Features (+)	\$10,100	\$199,800
Garages (+) 528 sqft	\$22,300	\$222,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$198,224

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	4/6 Maso	C+1	1966	1966	59	A			0.85		1,870 sqft	\$198,224	40%	\$118,930	0%	100%	1.210	1.000	100.00	0.00	0.00	\$143,900