

General Information	
Parcel Number	89-16-02-000-207.000-011
Local Parcel Number	15-02-000-207.000-07
Tax ID:	007-00388-00
Routing Number	

Ownership	
GRAY, EMERSON G & TIANI B CHRIS 6130 N STATE RD 227 RICHMOND, IN 47374	
Legal	
NE SEC 2-14-1 4.597A	

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	W/	
05/08/2020	GRAY, EMERSON G	2020003413	SW	/	\$71,713	I	
12/05/2019	SECRETARY OF HOU	2019009411	SW	/	\$108,000	I	
07/22/2019	CALIBER HOME LOA	2019005484	SH	/		I	
05/30/2019	CALIBER HOME LOA	2019004035	SH	/	\$108,000	I	
08/26/2013	REISERT, CLINTON E	2013007621	WD	/	\$136,000	V	
06/25/2009	ROY MILLER		CO	/	\$78,001	V	

Notes	
3/7/2025 Misc:	2025 GENERAL REVAUATION
1/3/2025 Misc:	2025 GENERAL REVALUATION
1/8/2021 Misc:	2021: REMOVE HEAT AND ELECTRIC
8/5/2020 Misc:	2021: GENERAL REVAL
10/17/2019 Misc:	2020: ADD A/C, CHANGE COND TO FR, AND ENLARGE WDDK, CHANGE SFD #2 COND TO PR, AND CHANGE CONST TYPE PER F/C

Property Class 521
2 Family Dwell - Unplatted (0 to 9.9



Res

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	1502000
Location Address (1)	6130 N STATE RD 227 RICHMOND, IN 47374

Valuation Records (Work In Progress values are not certified values and are subject to change)						
2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
03/11/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$31,400	Land	\$31,400	\$27,300	\$24,900	\$24,900	\$24,900
\$18,900	Land Res (1)	\$18,900	\$16,400	\$15,000	\$15,000	\$15,000
\$12,500	Land Non Res (2)	\$12,500	\$10,900	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$9,900	\$9,900	\$9,900
\$122,800	Improvement	\$122,800	\$15,600	\$14,300	\$14,300	\$12,500
\$6,200	Imp Res (1)	\$6,200	\$9,400	\$900	\$900	\$800
\$116,600	Imp Non Res (2)	\$116,600	\$6,200	\$4,800	\$4,800	\$4,500
\$0	Imp Non Res (3)	\$0	\$0	\$8,600	\$8,600	\$7,200
\$154,200	Total	\$154,200	\$42,900	\$39,200	\$39,200	\$37,400
\$25,100	Total Res (1)	\$25,100	\$25,800	\$15,900	\$15,900	\$15,800
\$129,100	Total Non Res (2)	\$129,100	\$17,100	\$4,800	\$4,800	\$4,500
\$0	Total Non Res (3)	\$0	\$0	\$18,500	\$18,500	\$17,100

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

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
9	A		0	1.000000	1.00	\$18,900	\$18,900	\$18,900	0%	1.0000	100.00	0.00	0.00	\$18,900
91	A		0	3.297000	1.00	\$3,800	\$3,800	\$12,529	0%	1.0000	0.00	100.00	0.00	\$12,530
82	A	GE	0	0.300000	1.02	\$2,390	\$2,438	\$731	-100%	1.0000	0.00	100.00	0.00	\$0

Zoning	ZO01 Residential
Subdivision	
Lot	
Market Model	N/A

Characteristics	
Topography	Flood Hazard
Rolling	<input type="checkbox"/>
Public Utilities	ERA
Electricity	<input type="checkbox"/>
Streets or Roads	TIF
Paved	<input type="checkbox"/>

Neighborhood Life Cycle Stage
Static

Land Computations	
Calculated Acreage	4.60
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	4.60
81 Legal Drain NV	0.00
82 Public Roads NV	0.30
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	3.30
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	\$12,500
Supp. Page Land Value	
CAP 1 Value	\$18,900
CAP 2 Value	\$12,500
CAP 3 Value	\$0
Total Value	\$31,400

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1340 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	168	\$4,100
Wood Deck	100	\$2,800

Plumbing

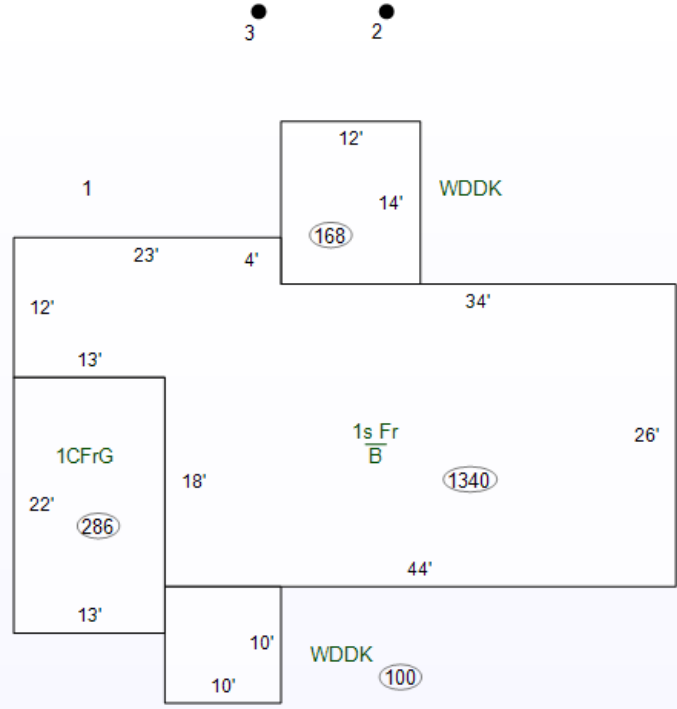
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
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	1340	1340	\$126,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1340	0	\$42,400	
Crawl				
Slab				

Total Base \$169,100

Adjustments 1 Row Type Adj. x 1.00 \$169,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1340	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$173,500

Sub-Total, 1 Units

Exterior Features (+) \$6,900 \$180,400

Garages (+) 286 sqft \$15,000 \$195,400

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

Replacement Cost \$166,090

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	C	1955	1965	60	F		0.85		2,680 sqft	\$166,090	45%	\$91,350	0%	100%	1.210	1.000	0.00	100.00	0.00	\$110,500
2: Type 3 Barn	1	T3AW	D	1960	1960	65	F	\$17.37	0.85		30' x 60' x 14'	\$17,131	70%	\$5,140	0%	100%	1.210	1.000	100.00	0.00	0.00	\$6,200
3: Utility Shed	1	SV	C	2000	2000	25	A		0.85		12'x20'		55%		0%	100%	1.210	1.000	100.00	0.00	0.00	\$0

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 816 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

Plumbing

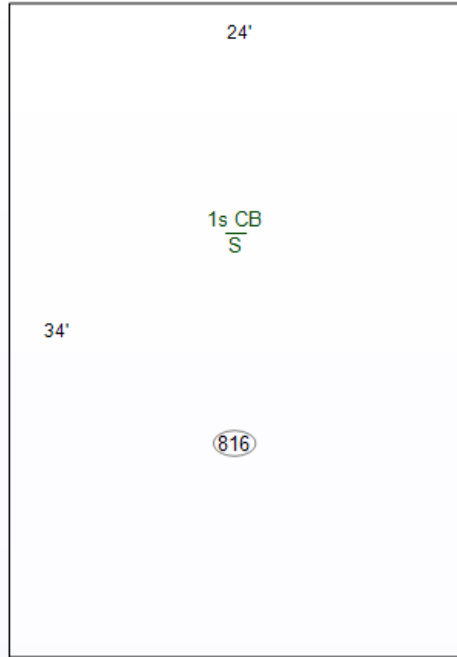
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	1
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 4	816	816	\$90,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	816	0	\$0	
			Total Base	\$90,600

Adjustments 1 Row Type Adj. x 1.00

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	1:816	(\$4,500)
A/C (+)		\$0
No Elec (-)	1:816	(\$7,700)
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$78,400

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$78,400
Garages (+) 0 sqft	\$0	\$78,400
Quality and Design Factor (Grade)		0.70
Location Multiplier		0.85

Replacement Cost \$46,648

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	1	Concrete	D-1	1940	1940	85	P			0.85		816 sqft	\$46,648	75%	\$11,660	57%	100%	1.210	1.000	0.00	100.00	0.00	\$6,100

