

89-16-02-000-459.001-011

STAMPER, SHERMAN E

4455 INKE RD

101, Cash Grain/General Farm

FRANKLIN-975069 (007)/97

1/2

General Information

Parcel Number 89-16-02-000-459.001-011
Local Parcel Number 15-02-000-459.010-07

Tax ID: 007-00327-01

Routing Number

Property Class 101
Cash Grain/General Farm

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)
4455 INKE 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

STAMPER, SHERMAN E
4455 INKE RD
RICHMOND, IN 47374

Legal

PT SE SEC 2-14-1 4.473A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows show transfer dates from 10/17/2008 to 01/01/1900.

Notes

12/30/2024 Misc: 2025 GENERAL REVALUATION
8/9/2022 Misc: 2022 APPEAL DECISION: MAKE ADJUSTMENTS TO STRUCTURES BASED UPON SITE VISIT 07-12-2022

Agricultural

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

Table with columns: 2025, 2024, 2023, 2022. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

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 show land data for lots 9, 5, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (4.47), Actual Frontage (0), Developer Discount, Parcel Acreage (4.47), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.08), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (3.39), Farmland Value (\$4,150), Measured Acreage (3.39), Avg Farmland Value/Acre (1223), Value of Farmland (\$4,150), Classified Total (\$0), Farm / Classified Value (\$4,200), Homesite(s) Value (\$18,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$4,200), CAP 3 Value (\$0), Total Value (\$23,100).

Data Source External Only

Collector 10/30/2024 js

Appraiser 12/30/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1782 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
Patio, Concrete	192	\$1,500
Wood Deck	480	\$9,600
Balcony	432	\$5,400

Plumbing

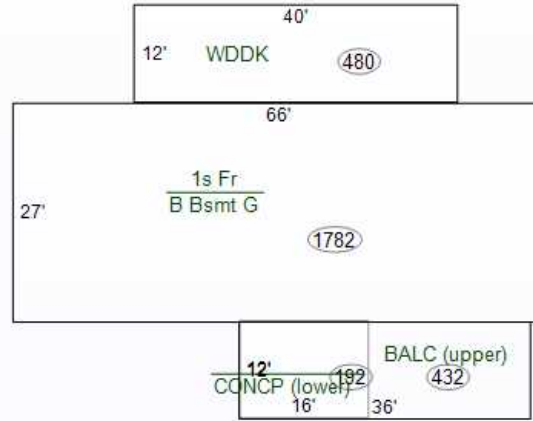
TF
Full Bath 3 9
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 5 11

Accommodations

Bedrooms 3
Living Rooms 1
Dining Rooms 1
Family Rooms 0
Total Rooms 7

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1782	1782	\$152,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1782	0	\$50,900	
Crawl				
Slab				

Total Base \$203,500
Adjustments 1 Row Type Adj. x 1.00 \$203,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:1430	\$13,700
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1782	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$227,400

Sub-Total, 1 Units

Exterior Features (+)	\$16,500	\$243,900
Garages (+) 200 sqft	\$3,500	\$247,400
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$199,776

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-1	1992	1992	33	A		0.85		3,564 sqft	\$199,776	26%	\$147,830	16%	100%	1.210	1.000	100.00	0.00	0.00	\$150,300
2: Barn, Pole (T3)	1	T3AW	D	1991	1991	34	A	\$19.53	0.85		30' x 38' x 10'	\$14,241	55%	\$6,410	0%	100%	1.000	1.000	100.00	0.00	0.00	\$6,400
3: Type 3 Barn	1	T3AWI	C	1989	1989	36	A	\$20.96	0.85		32' x 50' x 16'	\$29,742	55%	\$13,380	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,400