

89-16-02-300-324.000-011

MC CLERREN, DENNIS

5679 PARK ELWOOD RD

511, 1 Family Dwell - Unplatted (0 to 9.9

FRANKLIN-975069 (007)/97

1/2

General Information

Parcel Number 89-16-02-300-324.000-011
Local Parcel Number 15-02-300-324.000-07

Tax ID: 007-00156-00

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 1502300

Location Address (1) 5679 PARK ELWOOD RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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

MC CLERREN, DENNIS
5679 PARK ELWOOD RD
RICHMOND, IN 47374

Legal

PT SW SEC 2-14-1 1.13A TRACT #1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 03/20/2019 MC CLERREN, DENNIS and 01/01/1900 DELAY, DONALD G &

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
12/18/2024 Misc: 2025 GENERAL REVAUATION
1/13/2022 Misc: 2022 LAND REVIEW
8/24/2020 Misc: 2021 GENERAL REVAL

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

Table with columns: Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Includes monetary values for each category.

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 for Land Type 9 and 82.

Land Computations

Table with columns: Description, Value. Includes Calculated Acreage (1.13), Actual Frontage (0), Developer Discount, Parcel Acreage (1.13), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.23), 83 UT Towers NV (0.00), 9 Homesite (0.90), 91/92 Acres (0.00), 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 (\$16,500), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$16,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$16,500).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1456 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	95	\$800
Porch, Enclosed Frame	35	\$4,800
Stoop, Masonry	30	\$1,800

Plumbing

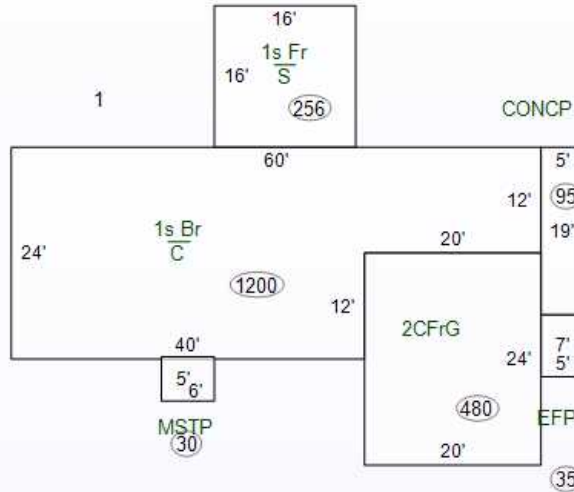
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1456	1456	\$143,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1200	0	\$8,400	
Slab		256	0	\$0	
Total Base				\$151,700	

Adjustments

1 Row Type Adj. x 1.00	\$151,700
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1456 \$4,800
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$162,600

Sub-Total, 1 Units

Exterior Features (+)	\$7,400	\$170,000
Garages (+) 480 sqft	\$20,100	\$190,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$161,585

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	5/6 Maso	C	1973	1990	35	A		0.85		1,456 sqft	\$161,585	26%	\$119,570	0%	100%	1.210	1.000	100.00	0.00	0.00	\$144,700
2: Detached Garage	1	Wood Fr	C	1973	1973	52	A	\$36.00	0.85	\$30.60	24'x36'	\$26,438	40%	\$15,860	0%	100%	1.210	1.000	100.00	0.00	0.00	\$19,200
3: Utility Shed	1	SV	D	1980	1980	45	A		0.85		15'x18'		65%		0%	100%	1.210	1.000	100.00	0.00	0.00	\$0