

89-16-03-000-103.001-011

PLATT, PAUL O & SHERRY L

5881 CART RD

511, 1 Family Dwell - Unplatted (0 to 9.9

FRANKLIN-975069 (007)/97

1/2

General Information

Parcel Number 89-16-03-000-103.001-011
Local Parcel Number 15-03-000-103.010-07

Tax ID: 007-00513-01

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 1503000
Location Address (1) 5881 CART 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

PLATT, PAUL O & SHERRY L
5881 CART RD
RICHMOND, IN 47374

Legal

PT NW SEC 3-14-1 2.179A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows show transfers from 09/24/2015 and 01/01/1900.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
12/20/2024 Misc: 2025 GENERAL REVAUATION
8/21/2020 Misc: 2021 GENEREAL REVAL

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 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 9, 91, 82.

Land Computations

Table with columns: Description, Value. Rows include 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.

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1752 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

**Exterior Features**

Description	Area	Value
Canopy, Roof Extension	80	\$1,300
Canopy, Roof Extension	108	\$1,600
Wood Deck	612	\$11,300
Wood Deck	102	\$2,800

**Plumbing**

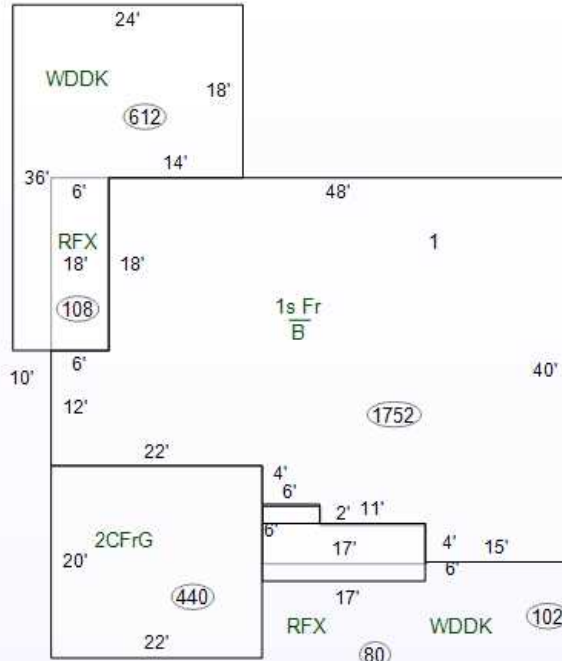
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	6	12

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	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	1752	1752	\$150,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1752	0	\$50,400	
Crawl				
Slab				

**Total Base** \$201,200

**Adjustments** 1 Row Type Adj. x 1.00 \$201,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1752	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$216,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$17,000	\$233,900
Garages (+) 440 sqft	\$18,900	\$252,800
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

**Replacement Cost** \$225,624

**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	1991	1991	34	A		0.85		3,504 sqft	\$225,624	26%	\$166,960	0%	100%	1.210	1.000	100.00	0.00	0.00	\$202,000
2: Detached Garage/Boat H	1	Wood Fr	C	1998	1998	27	A	\$36.00	0.85	\$30.60	24'x36'	\$26,438	24%	\$20,090	0%	100%	1.210	1.000	100.00	0.00	0.00	\$24,300