

General Information

Parcel Number 89-16-04-000-105.001-011
Local Parcel Number 15-04-000-105.010-07

Tax ID: 007-00012-01

Routing Number

Property Class 541
Mobile or Manufactured Home - Un

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 1504000
Location Address (1) 5770 ARBA PIKE RICHMOND, IN 47374

Ownership

MINK, MICHELE
5770 ARBA PIKE
RICHMOND, IN 47374

Legal

PT NW SEC 4-14-1 2.030A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include dates 10/16/2018 and 01/01/1900.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/8/2025 Misc: 2025 GENERAL REVALUATION
8/20/2020 Misc: 2021 GENEREAL REVAL



Res

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

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

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 types 9, 91, 82.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.03), Actual Frontage (0), Developer Discount, Parcel Acreage (2.03), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.12), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.91), 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 (\$3,500), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$3,500), CAP 3 Value (\$0), Total Value (\$22,400).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1652 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	200	\$1,500

Plumbing

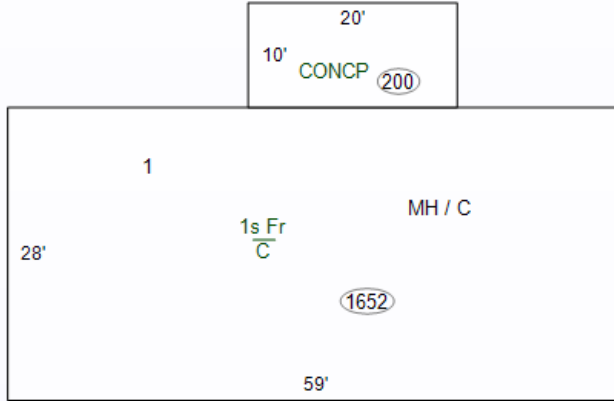
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1652	1652	\$143,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1652	0	\$9,900	
Slab					

Total Base \$153,800

Adjustments 1 Row Type Adj. x 1.00 \$153,800

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) 1:1652 \$5,200
 No Elec (-) \$0
 Plumbing (+ / -) 8 - 5 = 3 x \$800 \$2,400
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$161,400

Sub-Total, 1 Units

Exterior Features (+) \$1,500 \$162,900
 Garages (+) 0 sqft \$0 \$162,900
 Quality and Design Factor (Grade) 0.60
 Location Multiplier 0.85
Replacement Cost \$83,079

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	E+2	1995	1995	30	F		0.85		1,652 sqft	\$83,079	32%	\$56,490	10%	100%	1.210	1.000	100.00	0.00	0.00	\$61,500
2: Detached Garage/Boat H	1	Pole	D	2003	2003	22	A	\$27.79	0.85	\$18.90	24'x32'	\$14,513	26%	\$10,740	0%	100%	1.210	1.000	100.00	0.00	0.00	\$13,000