

89-16-04-000-209.004-011

SCHUTTE, ADAM J & LATISHA L

5958 CART RD

510, 1 Family Dwell - Platted Lot

FRANKLIN-975069 (007)/97

1/2

General Information

Parcel Number 89-16-04-000-209.004-011
Local Parcel Number 15-04-000-209.040-07

Tax ID: 007-00026-04

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

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) 5958 CART RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2029

Ownership

SCHUTTE, ADAM J & LATISHA L
5958 CART RD
RICHMOND, IN 47374

Legal

LOT 1 CART PLACE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 01/01/1900 to 09/21/2016.

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: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data from 2022 to 2025.

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 data for land parcels 9 and 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 \$18,900.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 964 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
Porch, Open Masonry	144	\$8,800

Plumbing

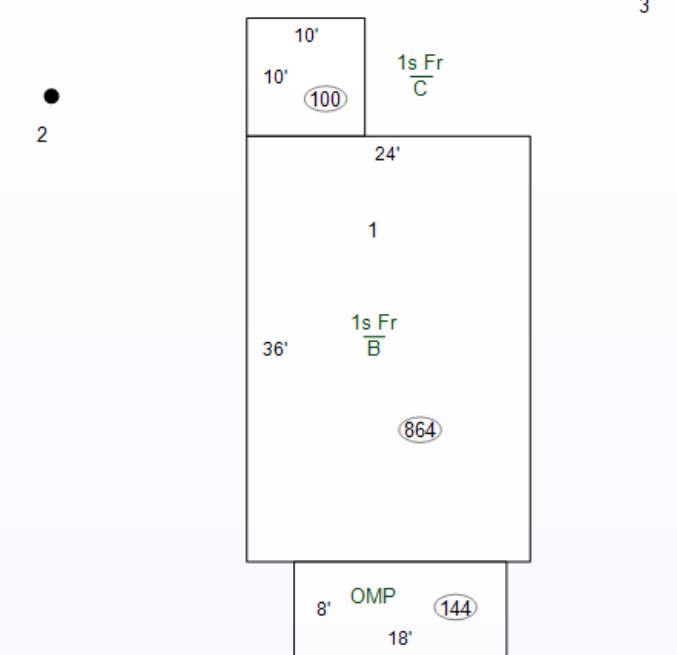
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
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	964	964	\$103,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	864	0	\$32,100	
Crawl	100	0	\$3,200	
Slab				

Total Base \$138,500

Adjustments 1 Row Type Adj. x 1.00 \$138,500

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

Sub-Total, One Unit \$138,500

Sub-Total, 1 Units

Exterior Features (+)	\$8,800	\$147,300
Garages (+) 0 sqft	\$0	\$147,300
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
Replacement Cost		\$106,424

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	D+1	1928	1928	97 F		0.85		1,828 sqft	\$106,424	65%	\$37,250	0%	100%	1.210	1.000	100.00	0.00	0.00	\$45,100
2: Detached Garage/Boat H	1	Wood Fr	C	1930	1930	95 P	\$46.21	0.85	\$39.28	20'x22'	\$17,283	65%	\$6,050	0%	100%	1.210	1.000	100.00	0.00	0.00	\$7,300
3: Poultry House	1	Wood Fr	D	1930	1930	95 VP	\$31.48	0.85		10'x18'	\$3,853	85%	\$580	95%	100%	1.000	1.000	0.00	0.00	100.00	\$100