

89-16-05-000-316.000-022

WOTHERSPOON, ROBERT E &

5243 N US HIGHWAY 27

101, Cash Grain/General Farm

NEW GARDEN-125129 (012) 1/2

General Information

Parcel Number
89-16-05-000-316.000-022
Local Parcel Number
13-05-000-316.000-12

Tax ID:
012-00316-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County
WAYNE

Township
NEW GARDEN TOWNSHIP

District 022 (Local 012)
NEW GARDEN TOWNSHIP

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 125129-012
NEW GARDEN-125129 (012)

Section/Plat
1305000

Location Address (1)
5243 N US HIGHWAY 27
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2029

Ownership

WOTHERSPOON, ROBERT E & MAR
5243 US HIGHWAY 27 N
RICHMOND, IN 47374

Legal

PT SW 5-14-1 9.473A



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation categories like Land, Improvement, Total, etc.

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

Flood Hazard

Rolling

Public Utilities ERA

Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I

Agricultural

Notes

11/12/2024 CYCLICAL: 2025 GENERAL REVAL

Land Computations

Table with columns: Land Computations (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)

Data Source External Only

Collector 09/30/2024 js

Appraiser Nexus

Total Value \$26,200

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1 3/4
<b>Style</b>	N/A
<b>Finished Area</b>	2016 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 type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

**Exterior Features**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Porch, Open Frame	40	\$4,300

**Plumbing**

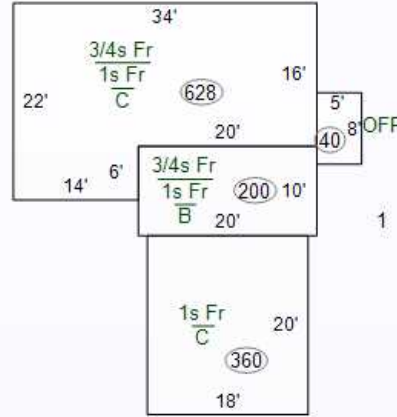
	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	2	2
<b>Total</b>	7	12

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Cost Ladder**

<b>Floor Constr</b>	<b>Base</b>	<b>Finish</b>	<b>Value</b>	<b>Totals</b>
1 1Fr	1188	1188	\$117,700	
2				
3				
4				
1/4				
1/2				
3/4 1Fr	828	828	\$41,600	
Attic				
Bsmt	200	0	\$18,100	
Crawl	988	0	\$7,600	
Slab				

**Total Base** \$185,000

**Adjustments** 1 Row Type Adj. x 1.00 \$185,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1188 3/4:828	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$195,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$4,300	\$200,100
Garages (+) 0 sqft	\$0	\$200,100
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

**Replacement Cost** \$161,581

**Specialty Plumbing**

<b>Description</b>	<b>Count</b>	<b>Value</b>
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**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 3/4	Wood Fr	C-1	1835	1889	136	F		0.85		2,216 sqft	\$161,581	50%	\$80,790	0%	100%	1.240	1.000	100.00	0.00	0.00	\$100,200
2: Detached Garage/Boat H	1	Wood Fr	C	1930	1930	95	F	\$38.62	0.85	\$32.83	27'x28'	\$24,817	50%	\$12,410	50%	100%	1.240	1.000	100.00	0.00	0.00	\$7,700
3: Frame Corn Crib	1	Drive Thr	C	1922	1922	103	F	\$21.16	0.85		25' x36'	\$16,187	70%	\$4,860	50%	100%	1.000	1.000	0.00	0.00	100.00	\$2,400
4: Lean-to	1	Concrete	C	1922	1922	103	F	\$8.80	0.85		16'x36' x 8'	\$4,308	70%	\$1,290	50%	100%	1.000	1.000	0.00	0.00	100.00	\$600
5: Lean-to	1	Concrete	C	1940	1940	85	F	\$8.80	0.85		25'x60' x 8'	\$11,220	70%	\$3,370	50%	100%	1.000	1.000	0.00	0.00	100.00	\$1,700
6: Lean-to	1	Concrete	C	1930	1930	95	F	\$8.80	0.85		8'x10' x 8'	\$598	70%	\$180	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200
7: Patio- Concrete- At grade	1		C	2012	2012	13	A		0.85		12'x12'	\$1,020	12%	\$900	0%	100%	1.240	1.000	100.00	0.00	0.00	\$1,100
8: Silo	1	Concrete	C	1954	1954	71	A		0.85		12' x 40'	\$12,495	70%	\$3,750	99%	100%	1.000	1.000	0.00	0.00	100.00	\$100
9: Type 2 Barn	1		C	1940	1940	85	F	\$41.62	0.85		24' x 36' x 6'	\$22,588	70%	\$6,780	50%	100%	1.000	1.000	0.00	0.00	100.00	\$3,400
10: Type 2 Barn	1		C	1816	1816	209	F	\$32.90	0.85		40' x 60' x 16'	\$71,570	70%	\$21,470	50%	100%	1.000	1.000	0.00	0.00	100.00	\$10,700
11: Type 3 Barn	1	T31SO	C	1940	1947	78	F	\$20.36	0.85		14' x 33' x 8'	\$7,167	70%	\$2,150	50%	100%	1.000	1.000	100.00	0.00	0.00	\$1,100

**Total all pages** \$129,200

**Total this page** \$129,200