

General Information

Parcel Number 89-16-07-000-201.000-028
Local Parcel Number 46-07-000-201.000-15

Tax ID: 015-01142-00

Routing Number 4607000-029

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154158-015 N/W WAYNE-154158 (015 N/W)
Section/Plat 4607000
Location Address (1) 5030 UNION PIKE 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 Improving

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

VANCE, SCOTT M II & NATASHA M
5030 UNION PIKE
RICHMOND, IN 47374

Legal

PT FRACT SEC 7-14-1 0.608 & 0.032A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 03/18/2013 to 01/01/1900.

Notes

1/13/2022 Misc: AC# 8354 COMBINES WITH 015-01767-04 12-30-2021
10/26/2021 Misc: 2022 GENERAL REVALUATION

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, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' 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.

Land Computations

Table with columns: Computation Name, Value. Includes items like Calculated Acreage (0.64), Parcel Acreage (0.64), Total Acres Farmland (0.00), and Total Value (\$18,700).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1640 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	196	\$1,500
Stoop, Masonry	36	\$1,800
Porch, Open Frame	207	\$10,100

Plumbing

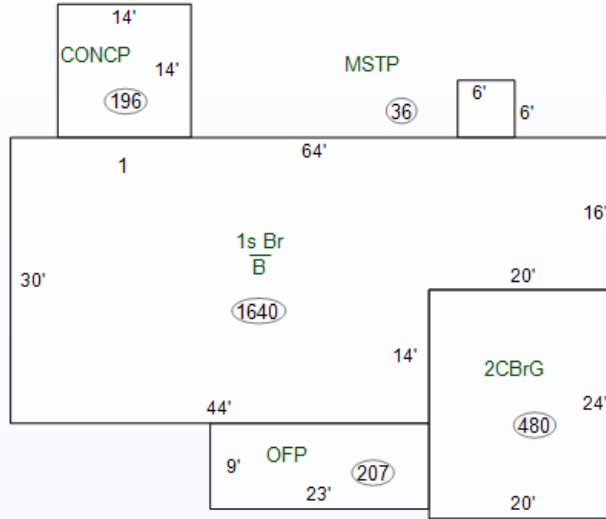
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1640	1640	\$158,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1640	0	\$48,100	
Crawl					
Slab					

Total Base \$206,800

Adjustments 1 Row Type Adj. x 1.00 \$206,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1640	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$213,400

Sub-Total, 1 Units

Exterior Features (+)	\$13,400	\$226,800
Garages (+) 480 sqft	\$20,700	\$247,500
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
Replacement Cost		\$199,856

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	Brick	C-1	1964	1964	61	F		0.85		3,280 sqft	\$199,856	47%	\$105,920	15%	100%	1.270	1.000	100.00	0.00	0.00	\$114,300
2: Detached Garage/Boat H	1	Wood Fr	D	1983	1983	42	A	\$46.21	0.85	\$31.42	18'x24'	\$13,575	38%	\$8,420	0%	100%	1.270	1.000	100.00	0.00	0.00	\$10,700