

General Information

Parcel Number
89-16-07-000-202.013-028

Local Parcel Number
46-07-000-202.130-15

Tax ID:
015-01767-13

Routing Number
4607000-030

Ownership

ERAZO, HERNAN R & BRANDY S
4848 UNION PIKE
RICHMOND, IN 47374

Legal

PT NE FRACT 7-14-1 9.862A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/23/2023	ERAZO, HERNAN R &	2023003883	WD	/	\$140,000	I
08/24/2022	RUGER, JASON RAY	2022008883	SA	/		I
03/18/2013	RUGER, META JANE	2013002319	QC	/		I
08/20/2007	RUGER, FREDERICK	0	CO	/		I
08/20/2007	RUGER, FREDERICK	0	CO	/		I
08/20/2007	RUGER, FREDERICK	0	CO	/		I

Notes

10/20/2021 Misc: 2022: GENERAL REVALUATION

Property Class 101
Cash Grain/General Farm



Agricultural

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)
4848 UNION PIKE
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$40,800	Land	\$40,800	\$36,700	\$31,300	\$28,000	\$26,200
\$20,900	Land Res (1)	\$20,900	\$17,700	\$15,500	\$15,500	\$15,500
\$19,900	Land Non Res (2)	\$19,900	\$19,000	\$15,800	\$12,500	\$10,700
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$128,800	Improvement	\$128,800	\$109,800	\$96,300	\$95,100	\$85,400
\$128,800	Imp Res (1)	\$128,800	\$109,800	\$95,300	\$94,100	\$84,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$1,000	\$1,000	\$900
\$169,600	Total	\$169,600	\$146,500	\$127,600	\$123,100	\$111,600
\$149,700	Total Res (1)	\$149,700	\$127,500	\$110,800	\$109,600	\$100,000
\$19,900	Total Non Res (2)	\$19,900	\$19,000	\$15,800	\$12,500	\$10,700
\$0	Total Non Res (3)	\$0	\$0	\$1,000	\$1,000	\$900

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

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
9	A		0	1.000000	1.00	\$20,900	\$20,900	\$20,900	0%	1.0000	100.00	0.00	0.00	\$20,900
4	A	CRA	0	6.922000	1.02	\$2,390	\$2,438	\$16,876	0%	1.0000	0.00	100.00	0.00	\$16,880
71	A	TR	0	0.366000	1.28	\$2,390	\$3,059	\$1,120	-40%	1.0000	0.00	100.00	0.00	\$670
71	A	SH	0	0.375000	1.11	\$2,390	\$2,653	\$995	-40%	1.0000	0.00	100.00	0.00	\$600
71	A	MNB	0	0.046000	0.89	\$2,390	\$2,127	\$98	-40%	1.0000	0.00	100.00	0.00	\$60
71	A	CRA	0	1.153000	1.02	\$2,390	\$2,438	\$2,811	-40%	1.0000	0.00	100.00	0.00	\$1,690

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Improving

Land Computations

Calculated Acreage	9.86
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	9.86
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	8.86
Farmland Value	\$19,900
Measured Acreage	8.86
Avg Farmland Value/Acre	2246
Value of Farmland	\$19,900
Classified Total	\$0
Farm / Classified Value	\$19,900
Homesite(s) Value	\$20,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$20,900
CAP 2 Value	\$19,900
CAP 3 Value	\$0
Total Value	\$40,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2312 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
Canopy, Shed Type	200	\$1,600
Stoop, Masonry	200	\$4,400

Plumbing

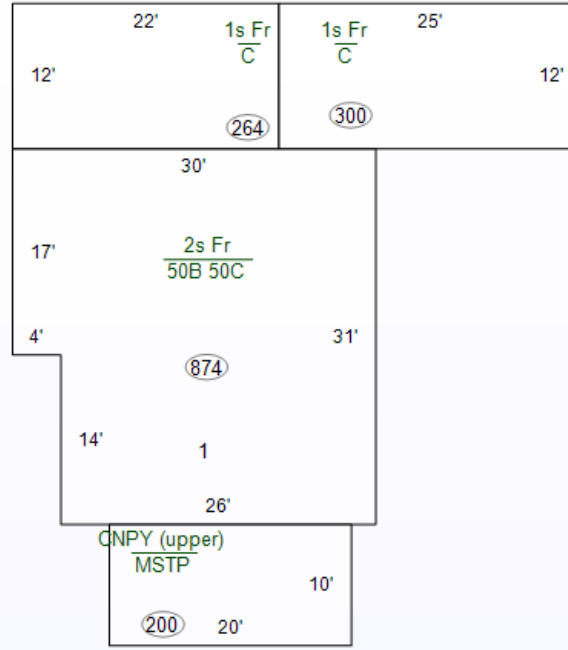
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1438	1438	\$131,800	
2	1Fr	874	874	\$47,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		437	0	\$22,100	
Crawl		1001	0	\$7,600	
Slab					

Total Base \$209,400
Adjustments 1 Row Type Adj. x 1.00 \$209,400

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

Sub-Total, One Unit \$211,000

Sub-Total, 1 Units

Exterior Features (+) \$6,000 \$217,000

Garages (+) 0 sqft \$0 \$217,000

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.85

Replacement Cost \$175,228

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	2	Wood Fr	C-1	1900	1900	125	A		0.85		2,749 sqft	\$175,228	45%	\$96,380	0%	100%	1.270	1.000	100.00	0.00	0.00	\$122,400
2: Detached Garage/Boat H	1	Wood Fr	D	1950	1950	75	F	\$55.64	0.85	\$37.84	16'x20'	\$12,107	65%	\$4,240	0%	100%	1.270	1.000	100.00	0.00	0.00	\$5,400
3: Utility Shed	1		D	1935	1935	90	F	\$20.44	0.85	\$13.90	12'x16'	\$2,669	70%	\$800	0%	100%	1.270	1.000	100.00	0.00	0.00	\$1,000