

General Information

Parcel Number 89-16-08-100-201.000-028
Local Parcel Number 46-08-100-201.000-15

Tax ID: 015-00069-00

Routing Number

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 4608100

Location Address (1)
5183 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

MILLER, RODNEY C & ANGIE L
5183 UNION PIKE
RICHMOND, IN 47374

Legal

PT N D NW SEC 8-14-1 0.986A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/16/2016 to 01/01/1900.

Notes

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: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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. Rows include Land types 9 and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.99), Actual Frontage (0), Developer Discount, Parcel Acreage (0.99), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.07), 83 UT Towers NV (0.00), 9 Homesite (0.92), 91/92 Acres (0.00), 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 (\$20,300), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$20,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$20,300).

Data Source Aerial

Collector 10/04/2021 rc

Appraiser 10/26/2021 df

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1412 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 Frame	324	\$14,600
Canopy, Roof Extension	96	\$1,600
Patio, Concrete	208	\$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

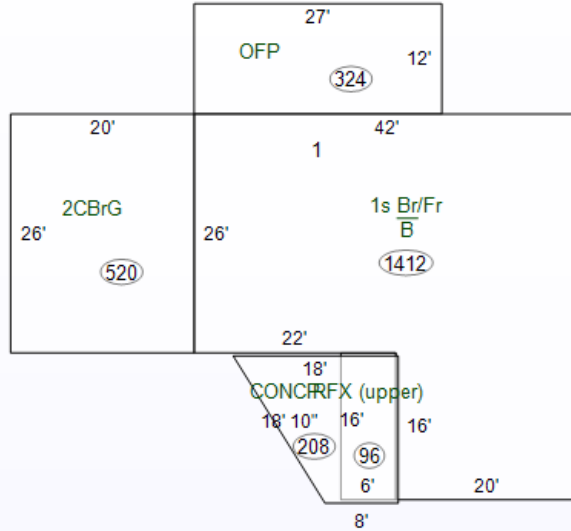
Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1412	1412	\$140,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1412	0	\$43,200	
Crawl					
Slab					

Total Base \$183,300
Adjustments 1 Row Type Adj. x 1.00 \$183,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1412	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$190,300	
Sub-Total, 1 Units	\$190,300	
Exterior Features (+)	\$17,700	\$208,000
Garages (+) 520 sqft	\$20,700	\$228,700
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$194,395



Specialty Plumbing

Description	Count	Value
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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	5/6 Maso	C	1968	1968	57	G		0.85		2,824 sqft	\$194,395	35%	\$126,360	0%	100%	1.270	1.000	100.00	0.00	0.00	\$160,500
2: Detached Garage/Boat H	1	Wood Fr	C	1997	1997	28	A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	24%	\$18,530	0%	100%	1.270	1.000	100.00	0.00	0.00	\$23,500