

89-16-08-100-218.000-028

WYATT, RONALD DEAN & GEO

4732 N US HIGHWAY 27

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-154158 (015 N/W)/

1/2

General Information

Parcel Number 89-16-08-100-218.000-028
Local Parcel Number 46-08-100-218.000-15

Tax ID: 015-01179-00

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)
4732 N US HIGHWAY 27
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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

WYATT, RONALD DEAN & GEORGIA
4732 US HWY 27 N
RICHMOND, IN 47374

Legal

S D NW SEC 8-14-1 1.81A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/09/2020 to 01/01/1900.

Notes

12/1/2021 Misc: 2022 GENERAL REVALUATION
1/11/2021 Misc: 2021: ADDED T3AW W/ CARSHED, RFX, AND CONOCP PER PERMIT F/C ON 01-07-2021



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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 show land data for lots 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.81), Actual Frontage (0), Developer Discount, Parcel Acreage (1.81), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.19), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.62), 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 (\$20,900), 91/92 Value (\$3,000), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$3,000), CAP 3 Value (\$0), Total Value (\$23,900).

Data Source Aerial

Collector 09/23/2021 rc

Appraiser 12/01/2021 df

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1888 sqft
Make	

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

Description	Area	Value
Patio, Brick	320	\$5,500
Canopy, Roof Extension	45	\$1,000
Porch, Enclosed Frame	725	\$33,300
Stoop, Masonry	72	\$2,700
Canopy, Roof Extension	72	\$1,300

Plumbing

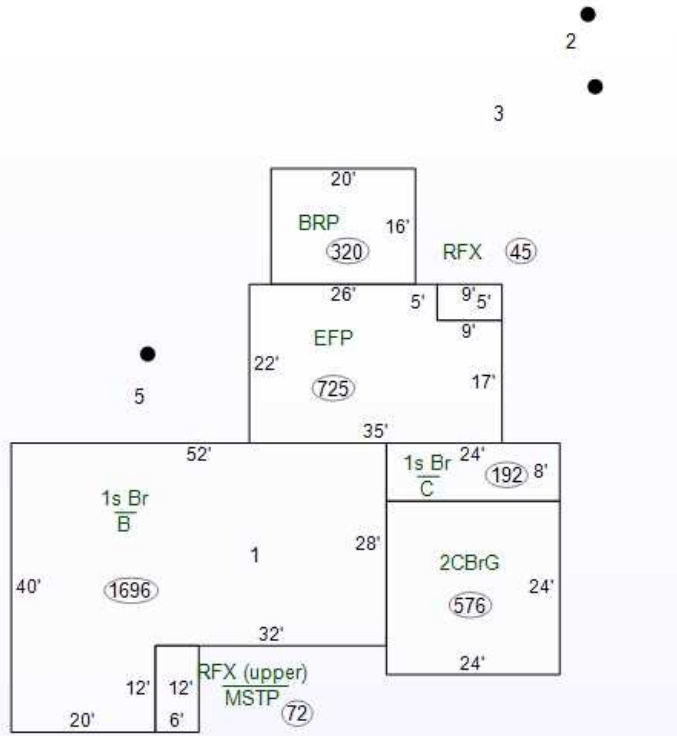
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

Hot Water or Steam



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1888	1888	\$176,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1696	0	\$49,300	
Crawl	192	0	\$3,800	
Slab				

Total Base \$229,700

Adjustments 1 Row Type Adj. x 1.00 \$229,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:1000	\$10,200
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1888	\$5,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$252,400

Sub-Total, 1 Units

Exterior Features (+)	\$43,800	\$296,200
Garages (+) 576 sqft	\$25,800	\$322,000
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$287,385

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	1966	1966	59 A		0.85		3,584 sqft	\$287,385	40%	\$172,430	0%	100%	1.270	1.000	100.00	0.00	0.00	\$219,000
2: Barn, Pole (T3)	1	T3AWI	C	2020	2020	5 A	\$21.56	0.85		30' x 48' x 10'	\$24,043	15%	\$20,440	0%	100%	1.270	1.000	100.00	0.00	0.00	\$26,000
3: Canopy (free standing)	1		C	2020	2020	5 A		0.85		5'x35'	\$2,040	4%	\$1,960	0%	100%	1.270	1.000	100.00	0.00	0.00	\$2,500
4: Car Shed	1		C	2020	2020	5 A	\$29.23	0.85	\$19.67	10'x30'	\$5,901	15%	\$5,020	0%	100%	1.270	1.000	100.00	0.00	0.00	\$6,400
5: Greenhouse (R)	1		D	1980	1980	45 F	\$74.27	0.85	\$50.50	10'x18'	\$9,091	70%	\$2,730	50%	100%	1.270	1.000	0.00	100.00	0.00	\$1,700
6: Patio (free standing)	1		C	2020	2020	5 A		0.85		5'x24'	\$850	4%	\$820	0%	100%	1.270	1.000	100.00	0.00	0.00	\$1,000