

General Information

Parcel Number 89-16-08-100-219.000-028
Local Parcel Number 46-08-100-219.000-15

Tax ID: 015-01422-00

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) 4756 N US HIGHWAY 27 RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Low 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

MULLER FAMILY LIVING TRUST
4756 US HWY 27 N
RICHMOND, IN 47374

Legal

S D NW SEC 8-14-1 1A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 01/01/1900 to 06/07/2016.

Notes

12/1/2021 Misc: 2022 GENERAL REVALUATION

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

Table with columns: Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values for each category.

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 for land parcels 9 and 82.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (1.00), Actual Frontage (0), Developer Discount, Parcel Acreage (1.00), 81-83 UT Towers NV (0.00-0.11), 9 Homesite (0.89), 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).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1416 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, Concrete	240	\$1,900
Canopy, Shed Type	240	\$1,900
Stoop, Masonry	120	\$3,500
Canopy, Roof Extension	120	\$1,900

Plumbing

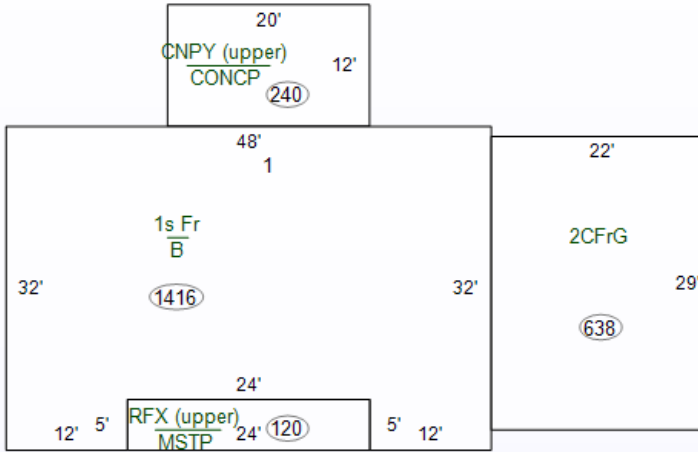
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1416	1416	\$130,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1416	0	\$43,700	
Crawl				
Slab				

Total Base \$174,200

Adjustments 1 Row Type Adj. x 1.00 \$174,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:500	\$6,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1416	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$191,700

Sub-Total, 1 Units

Exterior Features (+)	\$9,200	\$200,900
Garages (+) 638 sqft	\$26,000	\$226,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$192,865

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	Wood Fr	C	1952	1952	73	A		0.85		2,832 sqft	\$192,865	45%	\$106,080	0%	100%	1.270	1.000	100.00	0.00	0.00	\$134,700