

89-16-08-400-203.000-029

BECKER, DONNIE & SHERYL L

4255 MARTIN RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-164176 (016)/1641

1/2

General Information

Parcel Number 89-16-08-400-203.000-029

Local Parcel Number 46-08-400-203.000-16

Tax ID: 016-02000-00

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 029 (Local 016) WAYNE TOWNSHIP - SANITARY

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 164176-016 WAYNE-164176 (016)

Section/Plat 4608400

Location Address (1) 4255 MARTIN RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

BECKER, DONNIE & SHERYL L 4255 MARTIN RD RICHMOND, IN 47374

Legal

PT SE SEC 8-14-1 5.220A PT NE SEC 17-14-1 0.267A



Transfer of Ownership

Date 01/01/1900 Owner BECKER, DONNIE & Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/22/2020 Misc: 2021 GENERAL REVAL

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation categories like Land, Improvement, Total, etc.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land computation metrics like Calculated Acreage (5.49), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (5.49), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.13), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (4.36), 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 (\$18,900), 91/92 Value (\$16,900), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$16,900), CAP 3 Value (\$0), and Total Value (\$35,800).

Data Source External Only

Collector 09/16/2020 ts

Appraiser 10/22/2020 gw

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	2518 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Porch, Open Frame	332	\$14,600

**Plumbing**

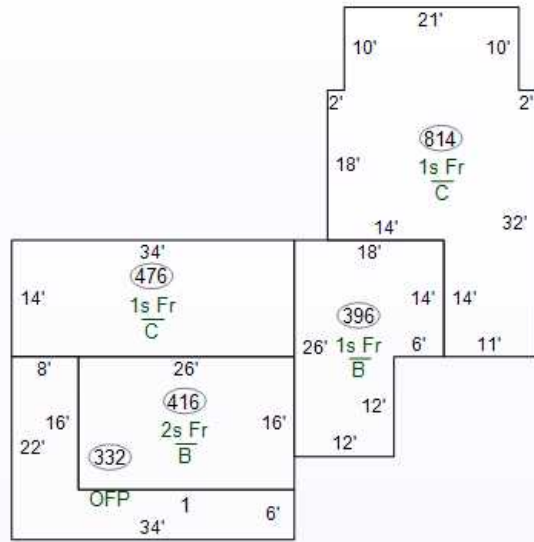
	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	1
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

<b>Description</b>	<b>Count</b>	<b>Value</b>
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**Cost Ladder**

<b>Floor Constr</b>	<b>Base</b>	<b>Finish</b>	<b>Value</b>	<b>Totals</b>
1 1Fr	2102	2102	\$172,700	
2 1Fr	416	416	\$31,600	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	812	0	\$30,600	
Crawl	1290	0	\$8,800	
Slab				

**Total Base** \$243,200

**Adjustments** 1 Row Type Adj. x 1.00 \$243,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:2102 2:416 \$7,000
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$258,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$14,600	\$273,500
Garages (+) 0 sqft	\$0	\$273,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$209,228</b>

**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	D+2	1857	1970	55 A		0.85		3,330 sqft	\$209,228	45%	\$115,080	0%	100%	1.150	1.000	100.00	0.00	0.00	\$132,300
2: Detached Garage	1	Wood Fr	C	1857	1857	168 A	\$37.41	0.85	\$31.80	24'x34'	\$25,948	45%	\$14,270	0%	100%	1.150	1.000	100.00	0.00	0.00	\$16,400
3: Type 3 Barn	1	T3AW	C	2011	2011	14 P	\$28.00	0.85		14' x 20' x 14'	\$6,664	40%	\$4,000	0%	100%	1.150	1.000	100.00	0.00	0.00	\$4,600
4: Utility Shed	1		D	1857	1857	168 A	\$20.44	0.85	\$13.90	12'x16'	\$2,669	65%	\$930	0%	100%	1.150	1.000	100.00	0.00	0.00	\$1,100