

General Information

Parcel Number 89-16-09-300-210.000-029
Local Parcel Number 46-09-300-210.000-16

Tax ID: 016-01519-00

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 4609300
Location Address (1) 4342 ARBA 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 Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

IRVINE, GREGORY A
4342 ARBA PIKE
RICHMOND, IN 47374

Legal

SW SEC 9-14-1 0.57A



Transfer of Ownership

Date 01/01/1900 Owner IRVINE, GREGORY A Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/6/2020 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, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values include dollar amounts and percentages.

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

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 Type 9 and 82.

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.57), Actual Frontage (0), Developer Discount, Parcel Acreage (0.57), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.08), 83 UT Towers NV (0.00), 9 Homesite (0.49), 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 (\$14,000), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$14,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,000).

General Information

Occupancy	Single-Family
Description	0160152900
Story Height	1
Style	N/A
Finished Area	2036 sqft
Make	

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 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
Porch, Enclosed Frame	96	\$9,400
Stoop, Masonry	48	\$2,300

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

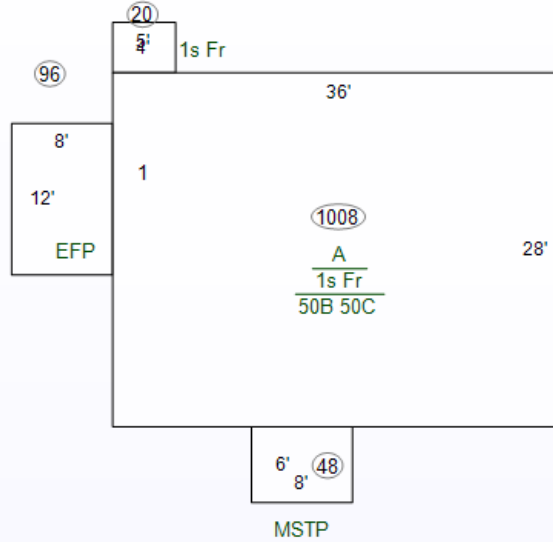
Accommodations

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

Heat Type

Central Warm Air

2



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1028	1028	\$106,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1008	1008	\$22,200	
Bsmt	504	0	\$24,100	
Crawl	504	0	\$5,700	
Slab				

Total Base			\$158,900
Adjustments	1 Row Type Adj. x 1.00		\$158,900

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

Sub-Total, One Unit	\$158,900
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Sub-Total, 1 Units	\$158,900
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Exterior Features (+)	\$11,700	\$170,600
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Garages (+) 0 sqft	\$0	\$170,600
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Quality and Design Factor (Grade)	0.90
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Location Multiplier	0.85
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Replacement Cost	\$130,509
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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: 0160152900	1	Wood Fr	D+2	1950	1950	75	A		0.85		2,540 sqft	\$130,509	50%	\$65,250	0%	100%	1.150	1.000	100.00	0.00	0.00	\$75,000
2: Detached Garage/Boat H	1	Wood Fr	C	1950	1950	75	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	45%	\$11,260	0%	100%	1.150	1.000	100.00	0.00	0.00	\$12,900