

89-16-10-300-129.000-028

General Information

Parcel Number
89-16-10-300-129.000-028

Local Parcel Number
46-10-300-129.008-15

Tax ID:
015-00510-00

Routing Number

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 028 (Local 015)
WAYNE TOWNSHIP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 154162-015
WAYNE-154162 (015)

Section/Plat
4610300

Location Address (1)
4615 CART RD
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

DEAN, DENNIS M & KAREN

Ownership

DEAN, DENNIS M & KAREN
4615 CART RD
RICHMOND, IN 47374

Legal

LOTS 8 & 9 PARK MANOR SUB DIV 1ST ADDN

4615 CART RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	DEAN, DENNIS M & K		CO	/			I

540, Mobile or Manufactured Home - Pla

WAYNE-154162 (015)/1541

1/2

Notes

10/6/2020 Misc: 2021 GENERAL REVAL



Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Other (external)	Other (external)
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$40,200	Land	\$40,200	\$34,200	\$30,000	\$30,000	\$30,000
\$40,200	Land Res (1)	\$40,200	\$34,200	\$30,000	\$30,000	\$30,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$78,300	Improvement	\$78,300	\$68,000	\$59,800	\$56,500	\$56,500
\$78,300	Imp Res (1)	\$78,300	\$68,000	\$59,800	\$56,500	\$56,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$118,500	Total	\$118,500	\$102,200	\$89,800	\$86,500	\$86,500
\$118,500	Total Res (1)	\$118,500	\$102,200	\$89,800	\$86,500	\$86,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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
F	F		200	200x150	1.00	\$201	\$201	\$40,200	0%	1.0000	100.00	0.00	0.00	\$40,200

Land Computations

Calculated Acreage	0.69
Actual Frontage	200
Developer Discount	☐
Parcel Acreage	0.69
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.69
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$40,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$40,200

Data Source External Only

Collector 09/16/2020 ts

Appraiser 10/06/2020 gw

General Information

Occupancy

Single-Family

Description

MH W / C

Story Height

1

Style

N/A

Finished Area

1820 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
Wood Deck	204	\$4,600
Porch, Open Frame	200	\$10,100
Porch, Open Frame	30	\$3,400

Plumbing

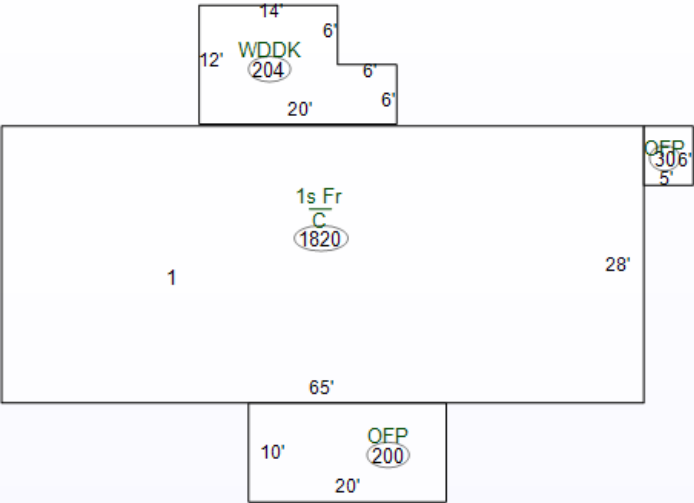
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1820	1820	\$155,800
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1820	0	\$10,600
Slab				
Total Base				\$166,400
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1820
No Elec (-)				\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$174,200
Sub-Total, 1 Units				
Exterior Features (+)				\$18,100
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.60
Location Multiplier				0.85
Replacement Cost				\$98,073

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: MH W / C	1	Wood Fr	E+2	2000	2000	25 A		0.85		1,820 sqft	\$98,073	26%	\$72,570	15%	100%	1.160	0.810	100.00	0.00	0.00	\$58,000
2: Detached Garage/Boat H	1	Pole	D	2005	2008	17 A	\$24.18	0.85	\$16.44	1,344 sqft	\$22,099	20%	\$17,680	1%	100%	1.160	1.000	100.00	0.00	0.00	\$20,300