

General Information

Parcel Number 89-16-10-300-131.000-028
Local Parcel Number 46-10-300-131.008-15

Tax ID: 015-00132-00

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) 4561 CART RD RICHMOND, IN 47374

Ownership

RIPBERGER, PAULA ROMAINE
1832 NW A ST
RICHMOND, IN 47374

Legal

LOTS 5 & 6 PARK MANOR SUB DIV 1ST ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/01/2024 to 01/01/1900.

Notes

10/6/2020 Misc: 2021 GENERAL REVAL



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 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 09/16/2020 ts

Appraiser 10/06/2020 gw

Land Computations

Table with columns: Description, Value. Rows include 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).

General Information

Occupancy Single-Family
 Description MOHO W/ SK
 Story Height 1
 Style N/A
 Finished Area 938 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
Porch, Open Frame	360	\$15,600

Plumbing

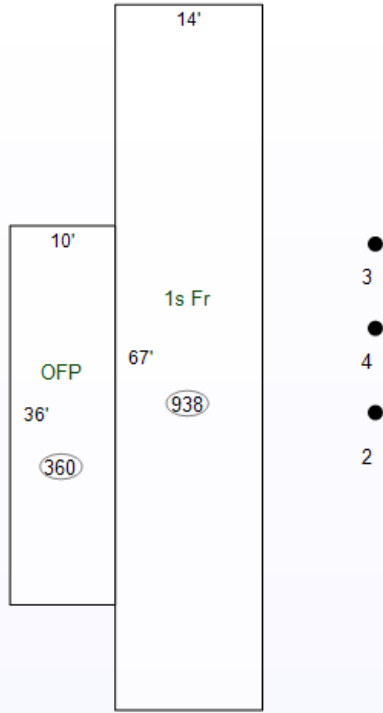
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	938	938	\$101,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

Total Base \$101,100

Adjustments 1 Row Type Adj. x 1.00 \$101,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:938 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$105,500

Sub-Total, 1 Units

Exterior Features (+)	\$15,600	\$121,100
Garages (+) 0 sqft	\$0	\$121,100
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.85
Replacement Cost		\$61,761

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: MOHO W/ SK	1	Wood Fr	E+2	1977	1977	48	A		0.85		938 sqft	\$61,761	40%	\$37,060	50%	100%	1.160	1.000	100.00	0.00	0.00	\$21,500
2: Car Shed	1		E	2015	2015	10	F	\$31.79	0.85	\$10.81	18'x30'	\$5,837	25%	\$4,380	0%	100%	1.160	1.000	100.00	0.00	0.00	\$5,100
3: Utility Shed	1		D	1980	2004	21	A	\$18.20	0.85	\$12.38	12'x26'	\$3,861	55%	\$1,740	0%	100%	1.160	1.000	100.00	0.00	0.00	\$2,000
4: Utility Shed	1		C	2015	2015	10	A	\$20.44	0.85	\$17.37	12'x16'	\$3,336	30%	\$2,340	0%	100%	1.160	1.000	100.00	0.00	0.00	\$2,700