

89-16-10-300-134.000-028

GRAY, RAMONA LEIGH

4523 CART RD

540, Mobile or Manufactured Home - Pla

WAYNE-154162 (015)/1541

1/2

General Information

Parcel Number 89-16-10-300-134.000-028
Local Parcel Number 46-10-300-134.008-15

Tax ID: 015-00841-00

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) 4523 CART RD RICHMOND, IN 47374

Ownership

GRAY, RAMONA LEIGH
4523 CART RD
RICHMOND, IN 47374

Legal

LOT 3 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 show transfers from 2008 and 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, 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). Rows show values for years 2025, 2024, 2023, 2022, 2021.

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. Row shows F, F, 100, 100x150, 1.00, \$201, \$201, \$20,100, 0%, 1.0000, 100.00, 0.00, 0.00, \$20,100.

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 (0.34), Actual Frontage (100), Developer Discount, Parcel Acreage (0.34), 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 (0.34), 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 (\$20,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$20,100).

General Information

Occupancy Single-Family
 Description MH W / SKIRTING
 Story Height 1
 Style N/A
 Finished Area 980 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
Patio, Concrete	380	\$2,700

Plumbing

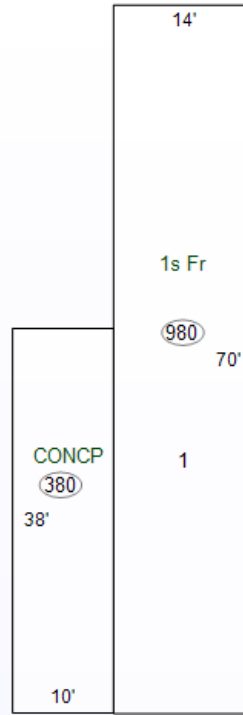
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	980	980	\$103,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base \$103,200

Adjustments 1 Row Type Adj. x 1.00 \$103,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:980 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$107,000

Sub-Total, 1 Units

Exterior Features (+)	\$2,700	\$109,700
Garages (+) 0 sqft	\$0	\$109,700
Quality and Design Factor (Grade)		0.40
Location Multiplier		0.85

Replacement Cost \$37,298

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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 / SKIRTING	1	Wood Fr	E	1983	1983	42	F			0.85		980 sqft	\$37,298	45%	\$20,510	40%	100%	1.160	1.000	100.00	0.00	0.00	\$14,300