

89-16-10-300-137.000-028

MC FADDEN, SUE

4447 CART RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-154158 (015 N/E)/1

1/2

General Information

Parcel Number 89-16-10-300-137.000-028
Local Parcel Number 46-10-300-137.000-15

Tax ID: 015-01715-00

Routing Number

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

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154158-015 N/E WAYNE-154158 (015 N/E)
Section/Plat 4610300
Location Address (1) 4447 CART RD 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 Improving

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

MC FADDEN, SUE
4447 CART RD
RICHMOND, IN 47374

Legal

138.63 FT FRONT PT SW SEC 10-14-1 0.59A PT SW SEC 10-14-1 0.45A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers for MC FADDEN, SUE and MC FADDEN, JAMES.

Notes

11/12/2020 Misc: 2021 GENERAL REVAL

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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 show data for land parcels 9 and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source External Only

Collector 08/25/2020 ts

Appraiser 11/12/2020 gw

Total Value \$20,900

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style Tri-Level
Finished Area 2669 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	462	\$9,600
Patio, Concrete	128	\$1,000
Canopy, Roof Extension	128	\$1,900
Patio, Concrete	160	\$1,200
Wood Deck	120	\$3,300

Plumbing

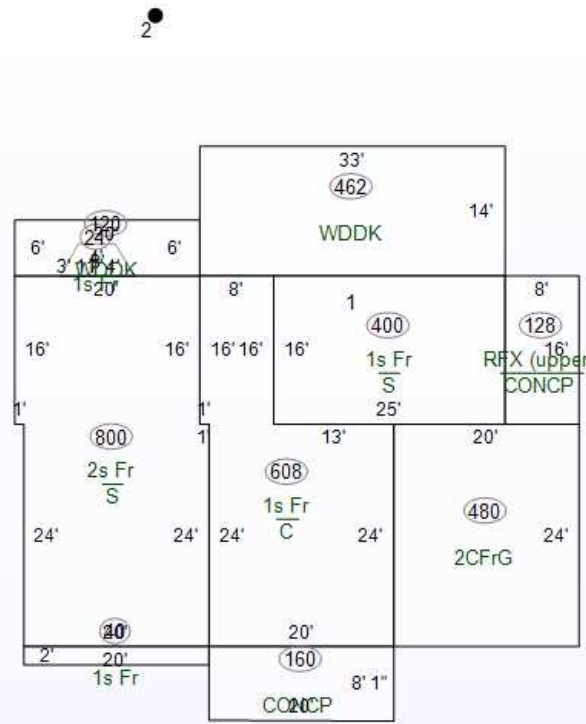
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1808	1808	\$154,300	
2	1Fr	861	861	\$47,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		608	0	\$6,300	
Slab		1200	0	\$0	
Total Base					\$207,700

Adjustments

1 Row Type Adj. x 1.00		\$207,700
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PO:1	\$1,600
No Heating (-)		\$0
A/C (+)	1:1808 2:861	\$7,300
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$220,600

Sub-Total, 1 Units

Exterior Features (+)	\$17,000	\$237,600
Garages (+) 480 sqft	\$20,100	\$257,700
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$219,045

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	C	1956	1967	58	A		0.85		2,669 sqft	\$219,045	40%	\$131,430	0%	100%	1.270	1.000	100.00	0.00	0.00	\$166,900
2: Type 3 Barn	1	T3AW	C	1977	1977	48	F	\$21.97	0.85		24' x 30' x 10'	\$12,527	70%	\$3,760	0%	100%	1.270	1.000	100.00	0.00	0.00	\$4,800