89-16-11-000-104.000-028					\$ 513	5137 PARK ELWOOD RD 511, 1 Family Dwell - Unplatted (0 to 9.9									WAYNE-154158 (015 N/E)/1			
General Information Parcel Number 89-16-11-000-104.000-028 Local Parcel Number						Transfer of Ownership   Date Owner Doc ID Code Book/Page Adj Sale Price V/I   01/01/1900 STIENS, GREGORY C CO / /									Notes 10/19/2020 Misc: 2021 General R	EVAL		
46-11-000-104.000-15																		
<b>Tax ID:</b> 015-02177-00			Legal															
Routing Number	PT LO	F 5 NW SEC 1	1-14-1 4.14A															
Property Class 511										Res	S							
1 Family Dwell - Unplatted (0 to 9.9						rogress va	lues are	not certifie	ed value	es and ar	e subie	ect to cha	inae)					
Year: 2025		2025		nent Year		202		2024	Ja Valat	2023	o oaloje	202		2021				
Location Information		WIF	Reason	For Chang	je	AA		AA		AA		A	A	AA				
County	(	02/19/2025	As Of Da	ate		04/22/202	5	04/17/2024	0	4/20/2023		04/22/202	2	04/16/2021				
WAYNE	Indiar	na Cost Mod	Valuatio	n Method	Indi	ana Cost Mo	d Indiar	a Cost Mod	Indiana	Cost Mod	Indian	a Cost Mo	d India	na Cost Mod				
Township		1.0000	Equaliza	tion Facto	or	1.000	)	1.0000		1.0000		1.000	C	1.0000				
WAYNE TOWNSHIP			Notice R	equired														
District 028 (Local 015)		\$34,100		-		\$34,100	)	\$28,900		\$25,400		\$25,40	)	\$25,400				
WAYNE TOWNSHIP		\$20,900	Land R	. ,		\$20,900	)	\$17,700		\$15,500		\$15,50	0	\$15,500				
School Corp 8385		\$13,200		on Res (2) on Res (3)		\$13,200 \$(		\$11,200 \$0		\$0 \$9,900		\$( \$9,90(		\$0 \$9,900				
RICHMOND COMMUNITY		\$0 \$225,500				\$225,50	_	\$196,500		\$9,900 \$172,300		\$9,900	_	\$9,900 \$154.400				
Neighborhood 154158-015 N/E		\$225,500	Imp Re	s (1)		\$225,500		\$196,500		5172,300		\$169,90		\$154,400				
WAYNE-154158 (015 N/E)		\$0		n Res (2)		\$0		\$0		\$0		\$0		\$0				
Section/Plat		\$0 \$259,600		n Res (3)		\$0 \$259,60	_	\$0 <b>\$225,400</b>		\$0 5 <b>197,700</b>		\$( \$195,30		\$0 <b>\$179,800</b>				
4611000		\$246,400		es (1)		\$246,400		\$214,200		5187,800		\$185,400		\$169,900	Land Computation	ns		
Location Address (1)		\$13,200	Total No	on Res (2)		\$13,200	)	\$11,200		\$0		\$0	)	\$0	Calculated Acreage	4.14		
5137 PARK ELWOOD RD	\$0   Total Non Res (3)			\$(	_	\$0	\$9,900 'se Lot: Res 0' X 0			\$9,900		\$9,900	Actual Frontage	0				
RICHMOND, IN 47374		<u>.</u>		d Data (St	andard	Depth: Res	s 100', C	I 100' Bas	se Lot: I	Res 0' X (	0', CI 0'	' X 0')			Developer Discount			
Zoning		Pricing Metho		Size	Factor	Rate	Adj			Market	Cap 1	Cap 2	Cap 3	Value	Parcel Acreage	4.14		
ZO01 Residential	Туре	d ID	Front.				Rate	e Value	• %	Factor					81 Legal Drain NV	0.00		
	9	А	0	1.000000	1.00	\$20,900	\$20,900	\$20,900	0%	1.0000	100.00	0.00	0.00	\$20,900	82 Public Roads NV	0.40		
Subdivision	91	А	0	2.740000	1.00	\$4,800	\$4,800	\$13,152	0%	1.0000	0.00	100.00	0.00	\$13,150	83 UT Towers NV	0.00		
1 - 4	82	A GE	Ξ 0	0.400000	1.02	\$2,390	\$2,438	\$975	-100%	1.0000	0.00	100.00	0.00	\$00	9 Homesite	1.00		
Lot															91/92 Acres	2.74		
															Total Acres Farmland	0.00		
Market Model															Farmland Value	\$0		
N/A															Measured Acreage	0.00		
Characteristics															Avg Farmland Value/Acre	0.0		
TopographyFlood HazardRolling															Value of Farmland	\$0		
															Classified Total	\$0		
Public UtilitiesERAElectricity															Farm / Classifed Value	\$0		
															Homesite(s) Value	\$20,900		
Streets or Roads TIF															91/92 Value	\$13,200		
															Supp. Page Land Value	<b>#00.000</b>		
Neighborhood Life Cycle Stage															CAP 1 Value CAP 2 Value	\$20,900 \$13,200		
Improving Printed Tuesday, April 29, 2025															CAP 2 Value CAP 3 Value	\$13,200 \$0		
Review Group 2030	Data	Source	External Onl	y Co	llector	09/16/202	0 ts		4	Appraise	r 10/19	/2020	gw		Total Value	\$34,100		
				-												÷• ., . • •		

General	Information	Plumbi	ng			-						(	Cost Lad	der	
Dccupancy	Single-Family		#	TF			20'	Î			Floor Constr	Base	Finish	Value	Total
escription	Residential Dwelling	Full Bath	2	6			(320)	101			1 94	2536	2536	\$212,200	
tory Height	1	Half Bath	0	0			WDDK	16'			2				
tyle	N/A	Kitchen Sinks	1	1							3				
inished Area	2536 sqft	Water Heaters	1	1			27'				4				
lake		Add Fixtures	0	0			100				1/4				
	r Finish	Total	4	8							1/2				
Earth	Tile						810				3/4				
Slab	Carpet	Accommod	ations			30'		1			Attic				
Sub & Joist	Unfinished	Bedrooms		3		1000	1s Fr		14'		Bsmt	1726	0	\$49,800	
Wood	Other	Living Rooms		1					196		Crawl	810	0	\$6,800	
Parquet		Dining Rooms		0				15	WDDK		Slab				
		Family Rooms		0					NUTO TOTALOS					Total Base	\$268,800
	Finish	Total Rooms		5			70'				Adjustments	1 R	ow Type	Adj. x 1.00	\$268,800
Plaster/Drywall				_						13'	Unfin Int (-)				\$0
Paneling	Other	Heat Ty	-				1726				Ex Liv Units (+	+)			\$0
Fiberboard		Central Warm Air	Ir		1928-051				22'		Rec Room (+)	)			\$0
	Roofing				30'		1s Br B				Loft (+)				\$0
Built-Up	1etal 🗸 Asphalt	Slate T	ile				D	471	600		Fireplace (+)			PS:1 PO:1	\$4,700
Wood Shingle							1	17'	(506)	23'	No Heating (-)	)			\$0
				-		48'			2CBrG	20	A/C (+)			1:2536	\$7,100
	Exterior Fea				L	14		1965			No Elec (-)				\$0
Description		Area		alue		C	150 25'	6'	22*		Plumbing (+ /	-)	8 – 5	= 3 x \$800	\$2,400
anopy, Roof Ext	ension	150		,100		<u></u>	REX (unne	r)			Spec Plumb (-	+)			\$0
toop, Masonry		150		,800		S	pecialty Plur				Elevator (+)				\$0
Vood Deck		320		,700	Description				Count	Value			Sub-Tota	l, One Unit	\$283,000
/ood Deck		196	\$4	,600									Sub-To	tal, 1 Units	
											Exterior Featu	res (+)		\$17,200	\$300,200
											Garages (+) 5	06 sqft		\$20,700	\$320,900
											Qua	ality and D	esign Fac	tor (Grade)	1.00
													Locatio	on Multiplier	0.8
													Replace	ment Cost	\$272,76

Description	Story Constr Height Type	Grade Year Ei Built Yea	f EffCo r Agend	Base Rate	LCM Ra	dj Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1 4/6 Maso	C 1984 198	4 41 A		0.85	4,262 sqft	\$272,765	30%	\$190,940	7% 1	00% 1.270	1.000	100.00	0.00	0.00	\$225,500