

89-16-11-400-101.000-028

PENLAND, JOHN C & PATRICIA

4693 MIDDLEBORO LN

510, 1 Family Dwell - Platted Lot

WAYNE-155159 (015)/1551

1/2

General Information

Parcel Number 89-16-11-400-101.000-028
Local Parcel Number 46-11-400-101.000-15

Tax ID: 015-01497-00

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 028 (Local 015) WAYNE TOWNSHIP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 155159-015 WAYNE-155159 (015)

Section/Plat 4611400

Location Address (1) 4693 MIDDLEBORO LN 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 Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

PENLAND, JOHN C & PATRICIA 4674 MIDDLEBORO LN RICHMOND, IN 47374

Legal

PT N PT LOT 1 MIDDLEBORO 103 X 50.50 FT PT MIDDLEBORO 118 X 50.25 FT

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 02/26/2010 to 01/01/1900.

Notes

8/6/2021 Misc: 2021: INFORMAL REVIEW, STOP WORK ORDER, IN FLOOD ZONE
9/28/2020 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 details for years 2022-2025.

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

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 data for Land Type 9, Pricing Method A.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.18), Actual Frontage (0), Developer Discount, Parcel Acreage (0.18), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.18), 91/92 Acres (0.00), Total Acres Farmland (0.00), 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 (\$7,100), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$7,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$7,100).

Data Source External Only

Collector 08/24/2020 ts

Appraiser 09/28/2020 Garfield Seeley

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 0 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

**Plumbing**

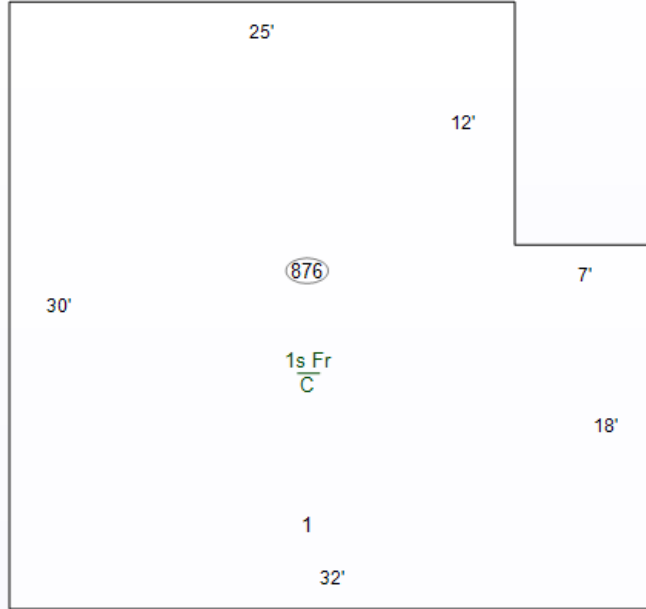
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	4

**Heat Type**

No Heat, Gravity



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	876	0	\$94,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	876	0	\$7,100	
Slab				

**Total Base** \$101,900

**Adjustments** 1 Row Type Adj. x 1.00 \$101,900

Unfin Int (-) 1:876 (\$26,200)

Ex Liv Units (+) \$0

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) 1:876 (\$6,000)

A/C (+) \$0

No Elec (-) \$0

Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

**Sub-Total, One Unit** \$69,700

**Sub-Total, 1 Units**

Exterior Features (+) \$0 \$69,700

Garages (+) 0 sqft \$0 \$69,700

Quality and Design Factor (Grade) 0.70

Location Multiplier 0.85

**Replacement Cost** \$41,472

**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	1	Wood Fr	D-1	1940	1940	85 VP		0.85		876 sqft	\$41,472	95%	\$2,070	95%	100%	1.040	1.000	100.00	0.00	0.00	\$100