General Information

Parcel Number
89-16-11-400-303.000-028

Local Parcel Number
46-11-400-303.000-15

Tax ID:
015-00582-00

Routing Number

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

Year: 2023

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
4611400

Location Address (1)
4991 COOK RD
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Improving

Printed Monday, May 1, 2023
Review Group 2025

Ownership

FECHER, CRAIG S & MICHELLE L
4991 COOK RD
RICHMOND, IN 47374

Legal

PT SE SEC 11-14-1 0.90A & 0.86A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/14/2021	FECHER, CRAIG S &	2021012136	GR	/	$0	I
01/01/1900	FECHER, CRAIG S &		CO	/	$0	I

Notes

10/19/2020 Misc: 2021 GENERAL REVAL

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$17,700	**Land**	**$17,700**	**$17,700**	**$17,700**	**$17,100**	**$17,100**
$15,500	Land Res (1)	$15,500	$15,500	$15,500	$15,000	$15,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$2,200	Land Non Res (3)	$2,200	$2,200	$2,200	$2,100	$2,100
$120,700	**Improvement**	**$120,500**	**$119,100**	**$108,400**	**$108,400**	**$105,500**
$116,900	Imp Res (1)	$116,900	$115,300	$105,300	$104,100	$101,400
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$3,800	Imp Non Res (3)	$3,600	$3,800	$3,100	$4,300	$4,100
$138,400	**Total**	**$138,200**	**$136,800**	**$126,100**	**$125,500**	**$122,600**
$132,400	Total Res (1)	$132,400	$130,800	$120,800	$119,100	$116,400
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$6,000	Total Non Res (3)	$5,800	$6,000	$5,300	$6,400	$6,200

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.000000	1.00	$15,500	$15,500	$15,500	0%	100%	1.0000	$15,500
91	A		0	0.610000	1.00	$3,600	$3,600	$2,196	0%	0%	1.0000	$2,200
82	A	GE	0	0.150000	1.02	$1,900	$1,938	$291	-100%	0%	1.0000	$00

Land Computations

Calculated Acreage	1.76
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.76
81 Legal Drain NV	0.00
82 Public Roads NV	0.15
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.61
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 / Classifed Value	$0
Homesite(s) Value	$15,500
91/92 Value	$2,200
Supp. Page Land Value	
CAP 1 Value	$15,500
CAP 2 Value	$0
CAP 3 Value	$2,200
Total Value	**$17,700**

Data Source External Only **Collector** 09/16/2020 ts **Appraiser** 10/19/2020 gw

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	3138 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [ ] Slab
- [x] Carpet
- [x] Sub & Joist
- [ ] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

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	1
Family Rooms	1
Total Rooms	6

Heat Type

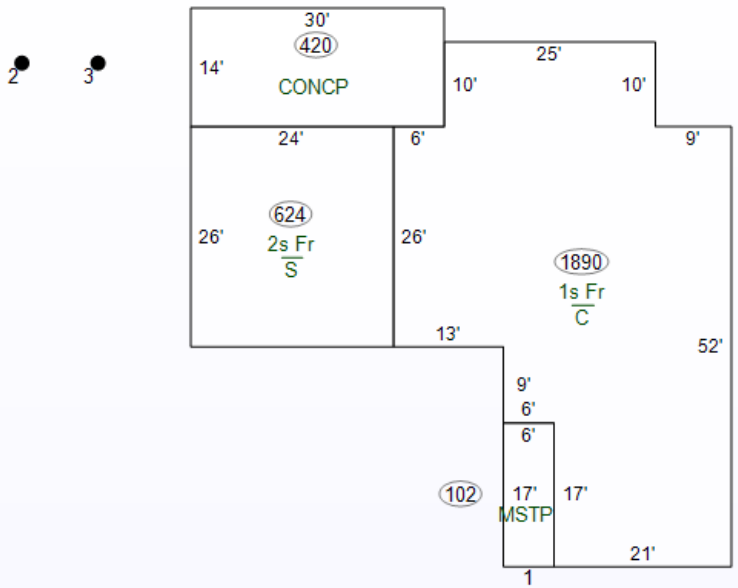
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Stoop, Masonry	102	$2,500
Patio, Concrete	420	$2,100



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2514	2514	$151,000	
2	1Fr	624	624	$31,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1890	0	$8,100	
Slab		624	0	$0	
			Total Base		$190,200
Adjustments			**1 Row Type Adj. x 1.00**		$190,200
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1 MO:1	$4,500
No Heating (-)					$0
A/C (+)				1:2514 2:624	$6,400
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$201,100
			Sub-Total, 1 Units		
Exterior Features (+)				$4,600	$205,700
Garages (+) 0 sqft				$0	$205,700
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.87
				Replacement Cost	$161,063

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	2	Wood Frame	D+2	1956	1973	50	A		0.87		3,138 sqft	$161,063	40%	$96,640	0%	100%	1.210	1.0000	$116,900
2: Lean-to	0%	1	Earth Floor	C	1975	1975	48	A	$4.69	0.87		16'x28' x 8'	$1,828	65%	$640	0%	100%	1.210	1.0000	$800
3: Type 3 Barn	0%	1	T3AW	C	1974	1974	49	A	$24.82	0.87		16' x 28' x 8'	$7,208	65%	$2,520	0%	100%	1.210	1.0000	$3,000

Total all pages $120,700 **Total this page** $120,700