

89-16-11-400-303.000-028

FECHER, CRAIG S & MICHELLE

4991 COOK RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-154158 (015 N/E)/1

1/2

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: 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 4611400
Location Address (1) 4991 COOK RD RICHMOND, IN 47374

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

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 12/14/2021 and 01/01/1900 transactions.

Notes

10/2/2024 Misc: 2025 GENERAL REVAUATION
10/19/2020 Misc: 2021 GENERAL REVAL



Res

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.

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 include 9, 91, and 82.

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 2029

Data Source External Only

Collector 08/16/2024 js

Appraiser 10/02/2024 Nexus

Land Computations

Table with columns: Description, Value. Rows include 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 / Classified Value (\$0), Homesite(s) Value (\$20,900), 91/92 Value (\$2,900), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$2,900), CAP 3 Value (\$0), Total Value (\$23,800).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 3138 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   |
|-----------------|------|---------|
| Stoop, Masonry  | 102  | \$3,200 |
| Patio, Concrete | 420  | \$2,900 |

**Plumbing**

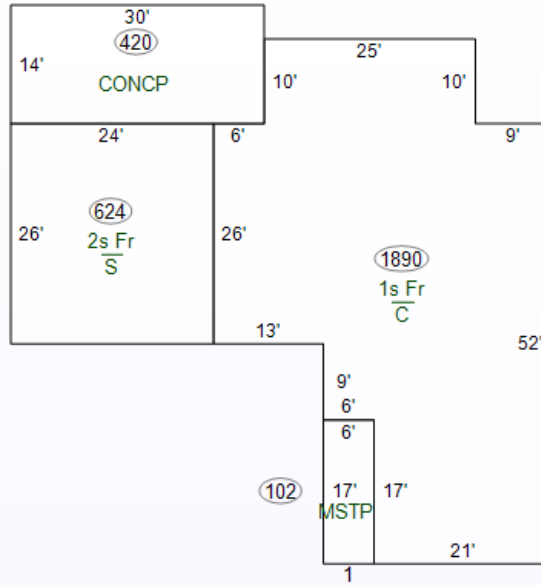
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 3 | 5  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 2 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 1 |
| <b>Family Rooms</b> | 1 |
| <b>Total Rooms</b>  | 6 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor | Constr | Base | Finish | Value             | Totals    |
|-------|--------|------|--------|-------------------|-----------|
| 1     | 1Fr    | 2514 | 2514   | \$200,200         |           |
| 2     | 1Fr    | 624  | 624    | \$40,200          |           |
| 3     |        |      |        |                   |           |
| 4     |        |      |        |                   |           |
| 1/4   |        |      |        |                   |           |
| 1/2   |        |      |        |                   |           |
| 3/4   |        |      |        |                   |           |
| Attic |        |      |        |                   |           |
| Bsmt  |        |      |        |                   |           |
| Crawl |        | 1890 | 0      | \$10,700          |           |
| Slab  |        | 624  | 0      | \$0               |           |
|       |        |      |        | <b>Total Base</b> | \$251,100 |

**Adjustments** 1 Row Type Adj. x 1.00 \$251,100

|                  |                 |         |
|------------------|-----------------|---------|
| 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    | \$8,400 |
| No Elec (-)      |                 | \$0     |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 | \$0     |
| Spec Plumb (+)   |                 | \$0     |
| Elevator (+)     |                 | \$0     |

**Sub-Total, One Unit** \$264,000

**Sub-Total, 1 Units**

|                                   |         |           |
|-----------------------------------|---------|-----------|
| Exterior Features (+)             | \$6,100 | \$270,100 |
| Garages (+) 0 sqft                | \$0     | \$270,100 |
| Quality and Design Factor (Grade) | 0.90    |           |
| Location Multiplier               | 0.85    |           |

**Replacement Cost** \$206,627

**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     | D+2   | 1956       | 1973     | 52         | A  |           | 0.85 |          | 3,138 sqft     | \$206,627 | 45%      | \$113,640     | 0%      | 100% | 1.270 | 1.000 | 100.00 | 0.00  | 0.00   | \$144,300    |
| 2: Lean-to              | 1            | Earth Flo   | C     | 1975       | 1975     | 50         | A  | \$4.69    | 0.85 |          | 16'x28' x 8'   | \$1,786   | 65%      | \$630         | 0%      | 100% | 1.000 | 1.000 | 0.00   | 0.00  | 100.00 | \$600        |
| 3: Type 3 Barn          | 1            | T3AW        | C     | 1974       | 1974     | 51         | A  | \$24.82   | 0.85 |          | 16' x 28' x 8' | \$7,042   | 65%      | \$2,460       | 0%      | 100% | 1.270 | 1.000 | 100.00 | 0.00  | 0.00   | \$3,100      |