

General Information

Parcel Number 89-16-12-300-202.000-028
Local Parcel Number 46-12-300-202.000-15
Tax ID: 015-00252-00
Routing Number

Ownership

LVZ PROPERTIES LLC
934 SYCAMORE LN
RICHMOND, IN 47374

Legal

PT SW SEC 12-14-1 0.21A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/30/2024 to 05/28/2009.

Notes

11/9/2020 Misc: 2021 GENERAL REVAL

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



Res

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 4612300
Location Address (1) 4686 N STATE RD 227 RICHMOND, IN 47374

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 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. Rows include Land types 9 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 Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 10/01/2020 ts

Appraiser 11/09/2020 gw

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.21), Actual Frontage (0), Developer Discount, Parcel Acreage (0.21), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.08), 83 UT Towers NV (0.00), 9 Homesite (0.13), 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 (\$5,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$5,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,700).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 768 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         | 200  | \$4,600  |
| Porch, Open Frame | 192  | \$10,100 |

**Plumbing**

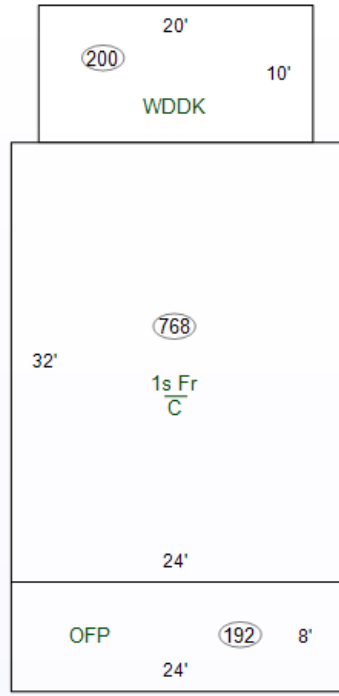
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 3 | 5  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 3 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 0 |
| <b>Family Rooms</b> | 0 |
| <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    | 768  | 768    | \$86,500 |        |
| 2     |        |      |        |          |        |
| 3     |        |      |        |          |        |
| 4     |        |      |        |          |        |
| 1/4   |        |      |        |          |        |
| 1/2   |        |      |        |          |        |
| 3/4   |        |      |        |          |        |
| Attic |        |      |        |          |        |
| Bsmt  |        |      |        |          |        |
| Crawl |        | 768  | 0      | \$6,700  |        |
| Slab  |        |      |        |          |        |

**Total Base** \$93,200

**Adjustments** 1 Row Type Adj. x 1.00 \$93,200

Unfin Int (-) \$0  
 Ex Liv Units (+) \$0  
 Rec Room (+) \$0  
 Loft (+) \$0  
 Fireplace (+) \$0  
 No Heating (-) \$0  
 A/C (+) \$0  
 No Elec (-) \$0  
 Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0  
 Spec Plumb (+) \$0  
 Elevator (+) \$0

**Sub-Total, One Unit** \$93,200

**Sub-Total, 1 Units**

Exterior Features (+) \$14,700 \$107,900

Garages (+) 0 sqft \$0 \$107,900

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

**Replacement Cost** \$82,544

**Summary of Improvements**

| Description             | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | 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+2   | 1890       | 1950     | 75      | A      |    |           | 0.85 |          | 768 sqft | \$82,544 | 50%      | \$41,270      | 0%      | 100% | 1.040 | 1.000 | 100.00 | 0.00  | 0.00  | \$42,900     |