

89-16-13-000-305.000-028

ALLEN, CHERRY & JOSHUA W

5244 TURNER RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-154158 (015 N/E)/1

General Information

Parcel Number
89-16-13-000-305.000-028
Local Parcel Number
46-13-000-305.000-15

Tax ID:
015-01449-00

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)
School Corp 8385
Neighborhood 154158-015 N/E
Section/Plat 4613000
Location Address (1)
5244 TURNER RD
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 Improving

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

ALLEN, CHERRY & JOSHUA W ALLE
5244 TURNER RD
RICHMOND, IN 47374

Legal

PT SW SEC 13-14-1 1.84A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 05/03/2022 and 01/01/1900.

Notes

11/10/2020 Misc: 2021 GENERAL REVAL

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, Total, and Land Res (1-3).

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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.84), Actual Frontage (0), Developer Discount, Parcel Acreage (1.84), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.06), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.78), 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 (\$3,700), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$3,700), CAP 3 Value (\$0), Total Value (\$24,600).

Data Source External Only

Collector 09/16/2020 ts

Appraiser 11/10/2020 gw

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1352 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**

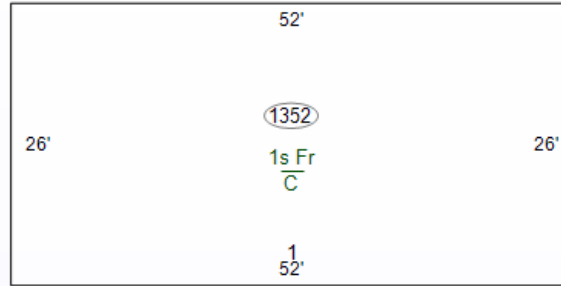
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 3 | 5  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 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



**Cost Ladder**

| Floor | Constr | Base | Finish | Value     | Totals |
|-------|--------|------|--------|-----------|--------|
| 1     | 1Fr    | 1352 | 1352   | \$126,700 |        |
| 2     |        |      |        |           |        |
| 3     |        |      |        |           |        |
| 4     |        |      |        |           |        |
| 1/4   |        |      |        |           |        |
| 1/2   |        |      |        |           |        |
| 3/4   |        |      |        |           |        |
| Attic |        |      |        |           |        |
| Bsmt  |        |      |        |           |        |
| Crawl |        | 1352 | 0      | \$8,900   |        |
| Slab  |        |      |        |           |        |

**Total Base** \$135,600  
**Adjustments 1 Row Type Adj. x 1.00** \$135,600

Unfin Int (-) \$0  
 Ex Liv Units (+) \$0  
 Rec Room (+) \$0  
 Loft (+) \$0  
 Fireplace (+) MS:1 MO:1 \$4,500  
 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** \$140,100

**Sub-Total, 1 Units**

Exterior Features (+) \$0 \$140,100

Garages (+) 0 sqft \$0 \$140,100

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.85

**Replacement Cost** \$113,131

**Specialty Plumbing**

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

**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     | C-1   | 1952       | 1952     | 73      | A      |    | 0.85      |      |          | 1,352 sqft | \$113,131 | 45%      | \$62,220      | 0%      | 100% | 1.270 | 1.000 | 100.00 | 0.00  | 0.00  | \$79,000     |
| 2: Detached Garage/Boat H | 1            | Concrete    | D     | 1965       | 1965     | 60      | P      |    | \$41.44   | 0.85 | \$28.18  | 22'x28'    | \$17,358  | 65%      | \$6,080       | 0%      | 100% | 1.270 | 1.000 | 100.00 | 0.00  | 0.00  | \$7,700      |