

General Information

Parcel Number 89-16-13-000-409.001-028
Local Parcel Number 46-13-000-409.010-15

Tax ID: 015-01828-02

Routing Number

Property Class 541
Mobile or Manufactured Home - Un

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 4613000
Location Address (1) 3550 PORTERFIELD 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

GREGORY, TERRY G & SYLVIA A
3550 PORTERFIELD RD
RICHMOND, IN 47374

Legal

PT SE SEC 13-14-1 6.425A PT SW SEC 13-14-1 0.946A



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts (Land, Improvement, Total).

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

Transfer of Ownership

Date 01/01/1900 Owner GREGORY, TERRY G

Doc ID Code Book/Page Adj Sale Price V/I

Doc ID CO Book/Page / Adj Sale Price V/I

Notes

10/23/2020 Misc: 2021 GENERAL REVAL

**General Information**

Occupancy Single-Family  
 Description MH W / C  
 Story Height 1  
 Style N/A  
 Finished Area 1176 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	48	\$1,700

**Plumbing**

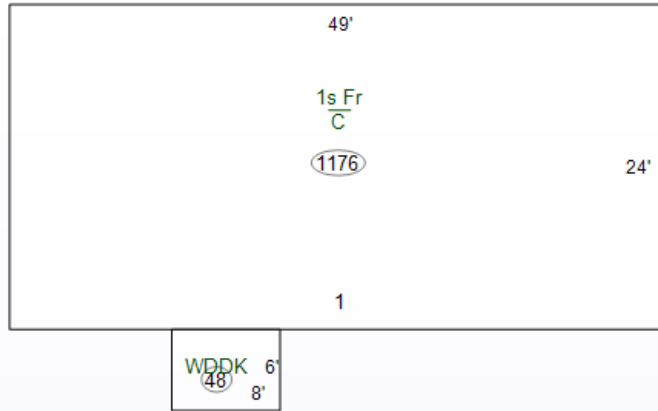
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
3		
2		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1176	1176	\$116,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1176	0	\$8,300	
Slab				

**Total Base** \$124,500

**Adjustments** 1 Row Type Adj. x 1.00 \$124,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1176	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$131,100

**Sub-Total, 1 Units**

Exterior Features (+) \$1,700 \$132,800

Garages (+) 0 sqft \$0 \$132,800

Quality and Design Factor (Grade) 0.60

Location Multiplier 0.85

**Replacement Cost** \$67,728

**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: MH W / C	1	Wood Fr	E+2	1985	1985	40 F		0.85		1,176 sqft	\$67,728	40%	\$40,640	0%	100%	1.270	1.000	100.00	0.00	0.00	\$51,600
2: Lean-to	1	Concrete	D	2016	2016	9 F	\$8.80	0.85		8'x10' x 8'	\$479	25%	\$360	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
3: Type 3 Barn	1	T3AW	C	2000	2000	25 A	\$18.39	0.85		36' x 40' x 5'	\$19,723	45%	\$10,850	0%	100%	1.270	1.000	100.00	0.00	0.00	\$13,800