

89-16-14-000-402.001-028

GUENTHER, RHONDA S

4736 TURNER RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-154158 (015 N/E)/1

General Information

Parcel Number 89-16-14-000-402.001-028
Local Parcel Number 46-14-000-402.010-15

Tax ID: 015-01932-01

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 4614000

Location Address (1) 4736 TURNER RD RICHMOND, IN 47374

Zoning

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

GUENTHER, RHONDA S
4736 TURNER RD
RICHMOND, IN 47374

Legal

PT SE SEC 14-14-1 1.500A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/14/2013 GUENTHER, RHOND and 01/01/1900 SWEARINGEN, SHER.

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 various Res (1, 2, 3) categories.

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 for 9 and 91.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.50), Actual Frontage (0), Developer Discount, Parcel Acreage (1.50), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.50), 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 (\$2,400), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$2,400), CAP 3 Value (\$0), Total Value (\$23,300).

Data Source External Only

Collector 09/16/2020 ts

Appraiser 11/10/2020 gw

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1512 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Wood Deck	384	\$7,500

**Plumbing**

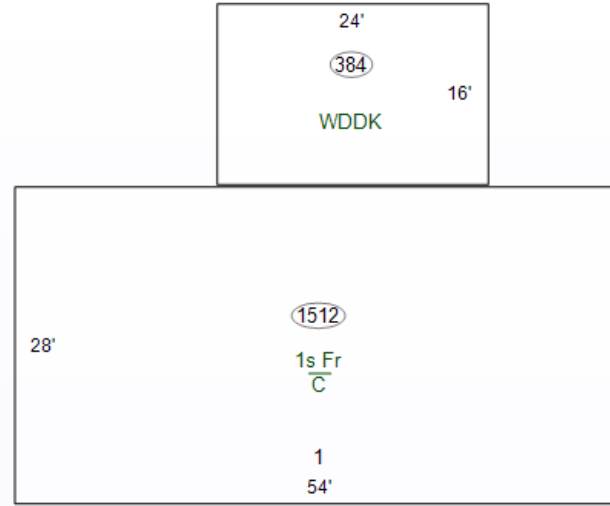
#	TF
<b>Full Bath</b>	2 6
<b>Half Bath</b>	0 0
<b>Kitchen Sinks</b>	0 0
<b>Water Heaters</b>	1 1
<b>Add Fixtures</b>	1 1
<b>Total</b>	4 8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<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	1512	1512	\$134,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1512	0	\$9,300	
Slab					

<b>Adjustments</b>		<b>1 Row Type Adj. x 1.00</b>	<b>\$143,800</b>
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)		1:1512	\$4,800
No Elec (-)			\$0
Plumbing (+ / -)		8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0

<b>Sub-Total, One Unit</b>		<b>\$151,000</b>
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$7,500	\$158,500
Garages (+) 0 sqft	\$0	\$158,500
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$127,989</b>

**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	1	Wood Fr	C-1	2001	2001	24	A		0.85		1,512 sqft	\$127,989	22%	\$99,830	40%	100%	1.270	1.000	100.00	0.00	0.00	\$76,100
2: Detached Garage/Boat H	1	Wood Fr	C	1983	1983	42	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	30%	\$14,330	0%	100%	1.270	1.000	100.00	0.00	0.00	\$18,200
3: Lean-to	1	Earth Flo	C	2005	2005	20	A	\$4.69	0.85		16'x20' x 8'	\$1,276	40%	\$770	0%	100%	1.000	1.000	0.00	0.00	100.00	\$800