

General Information

Parcel Number 89-16-15-000-417.000-028
Local Parcel Number 46-15-000-417.008-15
Tax ID: 015-00667-00
Routing Number

Ownership

NAKIS, JAMIE
3481 TURNER RD
RICHMOND, IN 47374
Legal
PT SE SEC 15-14-1 2.52A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 08/17/2015 to 01/01/1900.

Notes

11/10/2020 Misc: 2021 GENERAL REVAL

Property Class 541
Mobile or Manufactured Home - Un



Res

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 4615000
Location Address (1) 3481 TURNER RD 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, Total, and various Res 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 9, 91, 82.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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 09/16/2020 ts

Appraiser 11/10/2020 gw

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.52), Actual Frontage (0), Developer Discount, Parcel Acreage (2.52), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.27), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.25), 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 (\$6,000), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$6,000), CAP 3 Value (\$0), Total Value (\$26,900).

General Information

Occupancy	Single-Family
Description	MH W / C
Story Height	1
Style	N/A
Finished Area	1988 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" 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 type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Patio, Treated Pine	240	\$1,800
Patio, Treated Pine	392	\$2,700

Plumbing

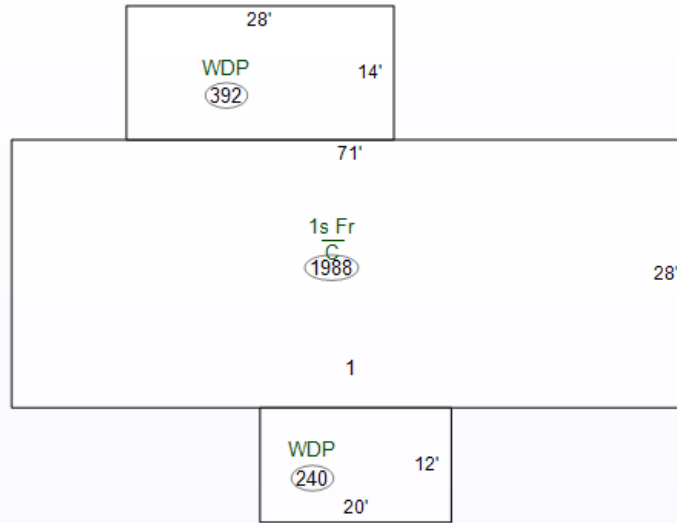
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1988	1988	\$166,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1988	0	\$10,900	
Slab				

Total Base \$177,500

Adjustments 1 Row Type Adj. x 1.00 \$177,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1988	\$5,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$185,700

Sub-Total, 1 Units

Exterior Features (+)	\$4,500	\$190,200
Garages (+) 0 sqft	\$0	\$190,200
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.85
Replacement Cost		\$97,002

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	1997	1997	28 A		0.85		1,988 sqft	\$97,002	28%	\$69,840	0%	100%	1.270	1.000	100.00	0.00	0.00	\$88,700
2: Lean-to	1	SV	D	1960	1960	65 A		0.85		8'x18' x 8'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$100
3: Porch (free standing)	1		C	2017	2017	8 A		0.85		8'x30'	\$10,200	7%	\$9,490	0%	100%	1.270	1.000	100.00	0.00	0.00	\$12,100
4: Poultry House	1	SV	D	1920	1920	105 A		0.85		8'x12'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$300
5: Type 2 Barn	1		D	1940	1940	85 F	\$55.25	0.85		14' x 18' x 12'	\$8,247	70%	\$2,470	50%	100%	1.000	1.000	0.00	0.00	100.00	\$1,200