

General Information

Parcel Number 89-16-15-100-107.000-028
Local Parcel Number 46-15-100-107.000-15

Tax ID: 015-00802-00

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) WAYNE TOWNSHIP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 154158-015 N/E WAYNE-154158 (015 N/E)

Section/Plat 4615100

Location Address (1) 4151 CART RD RICHMOND, IN 47374

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 2030

Ownership

BOND, JOHN D & JO ANN
4151 CART RD
RICHMOND, IN 47374

Legal

PT NW SEC 15-14-1 6.31A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/01/2010 to 01/01/1900.

Notes

11/12/2020 Misc: 2021 GENERAL REVAL

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2022-2025.

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 details for lots 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (6.31), Actual Frontage (0), Developer Discount, Parcel Acreage (6.31), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.19), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (5.12), 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 (\$22,400), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$22,400), CAP 3 Value (\$0), Total Value (\$43,300).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1040 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
Porch, Enclosed Frame	240	\$16,000

**Plumbing**

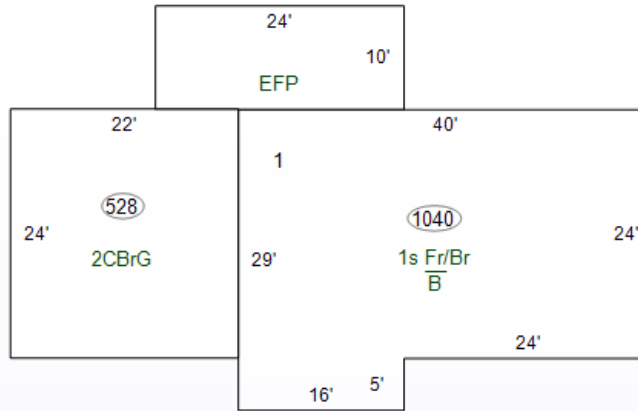
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	95	1040	1040	\$117,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1040	0	\$35,800	
Crawl					
Slab					

**Total Base** \$153,200

**Adjustments** 1 Row Type Adj. x 1.00 \$153,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:700	\$7,600
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1040	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$167,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$16,000	\$183,000
Garages (+) 528 sqft	\$22,300	\$205,300
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$174,505

**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	5/6 Maso	C	1966	1966	59	A		0.85		2,080 sqft	\$174,505	40%	\$104,700	0%	100%	1.270	1.000	100.00	0.00	0.00	\$133,000
2: Type 3 Barn	1	T3AW	C	1998	1998	27	A	\$16.90	0.85		40' x 50' x 14'	\$23,006	50%	\$11,500	0%	100%	1.270	1.000	100.00	0.00	0.00	\$14,600