

General Information

Parcel Number 89-16-16-100-129.000-029
Local Parcel Number 46-16-100-129.008-16

Tax ID: 016-00328-00

Routing Number

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 029 (Local 016)
School Corp 8385
Neighborhood 164176-016
Section/Plat 4616100
Location Address (1) 4109 ARBA PIKE 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 Static

Printed Tuesday, April 29, 2025
Review Group 2030

Ownership

COOK, JOHN B & SHERRY
4109 ARBA PIKE
RICHMOND, IN 47374

Legal

LOTS 1 & 15 THRU 17 E HOLLINGSWORTH & PT VAC STREET & ALLEY



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

Table with 7 columns: Year, 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)

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

Table with 15 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

Transfer of Ownership

Date 01/01/1900 Owner COOK, JOHN B & SH Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/6/2020 Misc: 2021 GENERAL REVAL

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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, Total Value \$24,300

General Information

Occupancy Single-Family
 Description MH W / C
 Story Height 1
 Style N/A
 Finished Area 2100 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	176	\$4,100

Plumbing

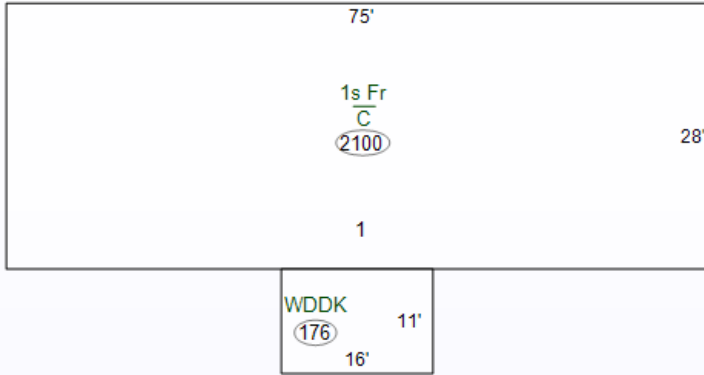
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2100	2100	\$172,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		2100	0	\$11,200	
Slab					

Total Base	\$183,900
Adjustments	1 Row Type Adj. x 1.00
Adjustments	\$183,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:2100 \$6,100
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$192,400

Sub-Total, 1 Units

Exterior Features (+)	\$4,100	\$196,500
Garages (+) 0 sqft	\$0	\$196,500
Quality and Design Factor (Grade)	0.60	
Location Multiplier	0.85	
Replacement Cost		\$100,215

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: MH W / C	1	Wood Fr	E+2	1998	1998	27	A			0.85		2,100 sqft	\$100,215	28%	\$72,150	0%	100%	1.150	1.000	100.00	0.00	0.00	\$83,000