

General Information

Parcel Number 89-16-16-100-136.000-029
Local Parcel Number 46-16-100-136.000-16

Tax ID: 016-01476-00

Routing Number

Property Class 101
Cash Grain/General Farm

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) 4027 ARBA PIKE RICHMOND, IN 47374

Ownership

SPARKS, WHEELER & MILDRED
4027 ARBA PIKE
RICHMOND, IN 47374

Legal

PT NW SEC 16-14-1 15A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 01/01/1900 to 09/23/2024.

Notes

11/6/2020 Misc: 2021 GENERAL REVALUATION



Agricultural

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

Table with 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). Rows show valuation data for years 2022-2025.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (15.00), Actual Frontage (0), Developer Discount, Parcel Acreage (15.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.38), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (13.62), Farmland Value (\$25,590), Measured Acreage (13.62), Avg Farmland Value/Acre (1879), Value of Farmland (\$25,590), Classified Total (\$0), Farm / Classified Value (\$25,600), Homesite(s) Value (\$18,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$25,600), CAP 3 Value (\$0), Total Value (\$44,500).

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

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 Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 04/07/2020 ts

Appraiser 11/06/2020 gc

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')														
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
71	A	MRB	0	0.020000	0.89	\$2,390	\$2,127	\$43	-40%	1.0000	0.00	100.00	0.00	\$30
82	A		0	0.380000	1.00	\$2,390	\$2,390	\$908	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1760 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	115	\$10,600
Porch, Open Frame	112	\$6,300

Plumbing

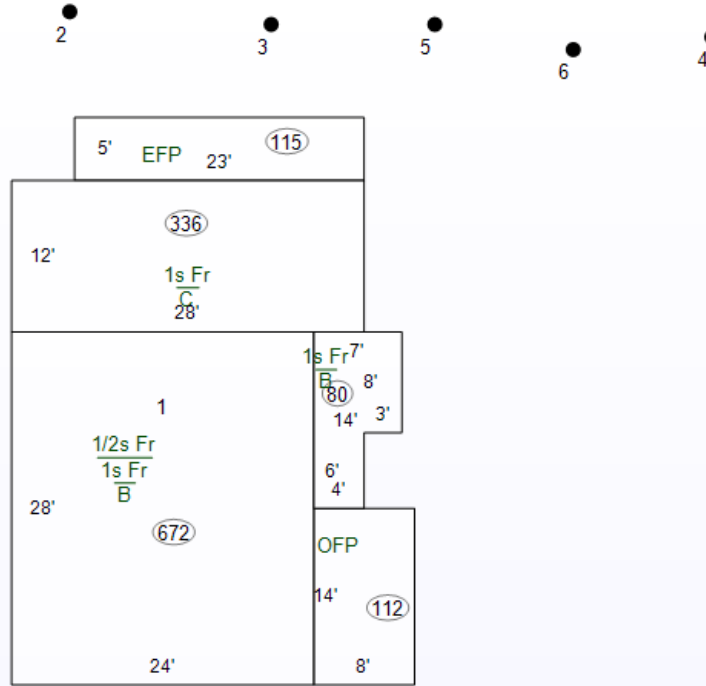
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1088	1088	\$111,500	
2					
3					
4					
1/4					
1/2	1Fr	672	672	\$32,200	
3/4					
Attic					
Bsmt		752	0	\$29,600	
Crawl		336	0	\$4,600	
Slab					

Total Base \$177,900

Adjustments 1 Row Type Adj. x 1.00 \$177,900

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

Sub-Total, One Unit \$180,300

Sub-Total, 1 Units

Exterior Features (+)	\$16,900	\$197,200
Garages (+) 0 sqft	\$0	\$197,200
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$150,858

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 1/2	Wood Fr	D+2	1890	1890	135	A		0.85		2,512 sqft	\$150,858	50%	\$75,430	0%	100%	1.150	1.000	100.00	0.00	0.00	\$86,700
2: Detached Garage/Boat H	1	Wood Fr	C	1910	1910	115	A	\$55.64	0.85	\$47.29	14'x20'	\$13,242	45%	\$7,280	0%	100%	1.150	1.000	100.00	0.00	0.00	\$8,400
3: Detached Garage/Boat H	1	Wood Fr	D	1910	1910	115	F	\$59.52	0.85	\$40.47	12'x20'	\$9,714	65%	\$3,400	0%	100%	1.150	1.000	100.00	0.00	0.00	\$3,900
4: Lean-to	1	SV	D	1910	1910	115	A		0.85		6'x21' x 6'		65%		25%	100%	1.000	1.000	0.00	0.00	100.00	\$100
5: Type 2 Barn	1		D	1910	1910	115	F	\$40.86	0.85		26' x 36' x 16'	\$21,475	70%	\$6,440	50%	100%	1.000	1.000	0.00	0.00	100.00	\$3,200
6: Utility Shed	1		D	1910	1910	115	F	\$20.44	0.85	\$13.90	10'x21'	\$2,919	70%	\$880	25%	100%	1.150	1.000	100.00	0.00	0.00	\$800

