

89-16-19-000-214.000-028

DOUG & DIANNE PROPERTY LL

2710 UNION PIKE

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-154158 (015 N/W)/

1/2

**General Information**

**Parcel Number**  
89-16-19-000-214.000-028

**Local Parcel Number**  
46-19-000-214.000-15

**Tax ID:**  
015-00666-00

**Routing Number**  
4619000-024

**Ownership**

DOUG & DIANNE PROPERTY LLC  
2710 UNION PIKE  
RICHMOND, IN 47374

**Legal**

PT NE SEC 19-14-1 2.50A

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/26/2023	DOUG & DIANNE PR	2023004775	WD	/	\$110,000	I
06/26/2023	WILLIAMS, MARC AA	2023004774	SA	/		I
01/01/1900	WILLIAMS, CLEON &		CO	/		I

**Notes**

10/26/2021 Misc: 2022 GENERAL REVALUATION

**Property Class 511** RENTAL  
1 Family Dwell - Unplatted (0 to 9.9



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/W**  
WAYNE-154158 (015 N/W)

**Section/Plat**  
4619000

**Location Address (1)**  
2710 UNION PIKE  
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$27,500</b>	<b>Land</b>	<b>\$27,500</b>	<b>\$23,400</b>	<b>\$20,500</b>	<b>\$20,500</b>	<b>\$20,500</b>
\$20,900	Land Res (1)	\$20,900	\$17,700	\$15,500	\$15,500	\$15,500
\$6,600	Land Non Res (2)	\$6,600	\$5,700	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$5,000	\$5,000	\$5,000
<b>\$108,700</b>	<b>Improvement</b>	<b>\$108,700</b>	<b>\$92,300</b>	<b>\$68,800</b>	<b>\$67,800</b>	<b>\$60,900</b>
\$108,700	Imp Res (1)	\$108,700	\$92,300	\$68,800	\$67,800	\$60,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$136,200</b>	<b>Total</b>	<b>\$136,200</b>	<b>\$115,700</b>	<b>\$89,300</b>	<b>\$88,300</b>	<b>\$81,400</b>
\$129,600	Total Res (1)	\$129,600	\$110,000	\$84,300	\$83,300	\$76,400
\$6,600	Total Non Res (2)	\$6,600	\$5,700	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$5,000	\$5,000	\$5,000

**Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')**

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
9	A		0	1.000000	1.00	\$20,900	\$20,900	\$20,900	0%	1.0000	100.00	0.00	0.00	\$20,900
91	A		0	1.380000	1.00	\$4,800	\$4,800	\$6,624	0%	1.0000	0.00	100.00	0.00	\$6,620
82	A	GE	0	0.120000	1.02	\$2,390	\$2,438	\$293	-100%	1.0000	0.00	100.00	0.00	\$0

**Zoning**  
ZO01 Residential

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography** Rolling   
**Flood Hazard**

**Public Utilities** ERA  
Electricity

**Streets or Roads** TIF  
Paved

**Neighborhood Life Cycle Stage**  
Improving

**Land Computations**

Calculated Acreage	2.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.12
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.38
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	\$6,600
Supp. Page Land Value	
CAP 1 Value	\$20,900
CAP 2 Value	\$6,600
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$27,500</b>

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 10/04/2021 rc

Appraiser 10/26/2021 df

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1190 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	216	\$15,000
Porch, Open Frame	168	\$9,200

**Plumbing**

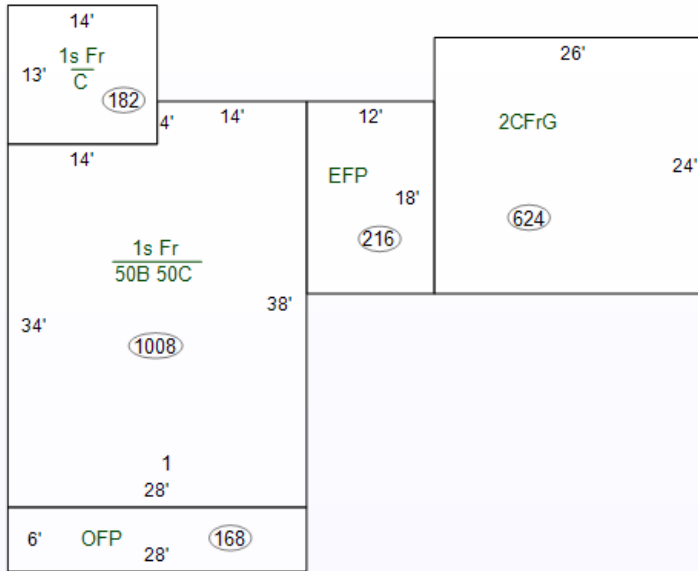
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	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	1190	1190	\$117,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	504	0	\$24,100	
Crawl	686	0	\$6,500	
Slab				

**Total Base** \$148,300

**Adjustments** 1 Row Type Adj. x 1.00 \$148,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1190 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$152,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$24,200	\$176,700
Garages (+) 624 sqft	\$24,700	\$201,400
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$171,190

**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: Residential Dwelling	1	Wood Fr	C	1900	1900	125	F			0.85		1,694 sqft	\$171,190	50%	\$85,600	0%	100%	1.270	1.000	100.00	0.00	0.00	\$108,700