

89-16-19-330-401.000-030

SPARKS, WILLARD L & PAULA

2605 FLATLEY RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-296205 (029)/2962

1/2

General Information

Parcel Number 89-16-19-330-401.000-030
Local Parcel Number 46-19-330-401.000-29

Tax ID: 029-52779-00

Routing Number 4619330-121

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

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 296205-029 WAYNE-296205 (029)

Section/Plat 4619330

Location Address (1) 2605 FLATLEY RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

SPARKS, WILLARD L & PAULA A 2520 NW 17TH ST RICHMOND, IN 47374

Legal

PT SW 19-14-1 0.416A \*TIF\*



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/07/2011 and 01/01/1900.

Notes

11/17/2021 Misc: 2022 GENERAL REVALUATION

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, Improvement, Total. Rows show values for 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.48), Actual Frontage (116), Developer Discount, Parcel Acreage (0.48), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.48), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$13,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$13,900).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1496 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	112	\$9,400

**Plumbing**

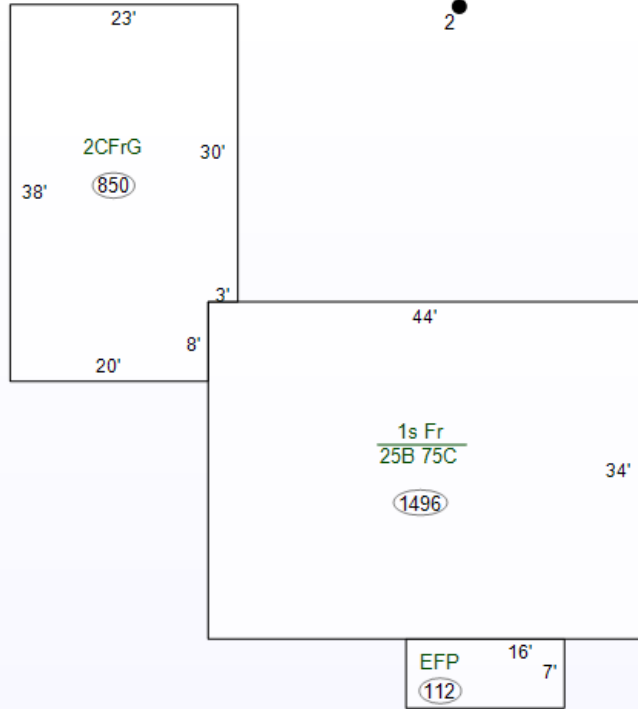
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
	1	

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1496	1496	\$134,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	374	0	\$21,100	
Crawl	1122	0	\$8,100	
Slab				

**Total Base** \$163,700

**Adjustments 1 Row Type Adj. x 1.00** \$163,700

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

**Sub-Total, One Unit** \$163,700

**Sub-Total, 1 Units**

Exterior Features (+) \$9,400 \$173,100

Garages (+) 850 sqft \$31,900 \$205,000

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.85

**Replacement Cost** \$139,400

**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	Wood Fr	D	1945	1945	80 F		0.85		1,870 sqft	\$139,400	65%	\$48,790	75%	100%	1.060	1.000	100.00	0.00	0.00	\$12,900
2: Utility Shed	1		D	1950	1950	75 VP	\$21.97	0.85	\$14.94	10'x12'	\$1,793	85%	\$270	0%	100%	1.060	1.000	100.00	0.00	0.00	\$300