89-16-19-330-401.000-030	SPARKS, WILI	ARD L & PAULA	2605 FLATLE	(RD	511, 1 Fan	nily Dwell - Unp	platted (0 to 9.9	WAYNE-296205 (029)/296	2 1/2
General Information	Ow	vnership	Transfer of O			ship		Notes	
Parcel Number	SPARKS, WILLA		Date Ow	ner	Doc ID Co	de Book/Page	Adj Sale Price V/I	11/17/2021 Misc: 2022 GENERAL REV	ALUATION
89-16-19-330-401.000-030	2520 NW 17TH S RICHMOND, IN 4		11/07/2011 SPA	ARKS, WILLARD L	2011008094	PR /	\$18,000 l		
Local Parcel Number 46-19-330-401.000-29	Normond, in -	1314	01/01/1900 WE	ATHERLY, LAURE	2011008094	PR /	\$18,000 I		
Tax ID: 029-52779-00	PT SW 19-14-1 0.416	Legal							
Routing Number 4619330-121									
Property Class 511 RENTAL 1 Family Dwell - Unplatted (0 to 9.9					Res				
Year: 2025		luation Records (Work				e subject to char			
	2025	Assessment Year	2025	2024	2023	2022	2021		
Location Information	WIP	Reason For Change	AA	AA	AA	AA	AA		
County WAYNE	02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021		
	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod			
Township WAYNE TOWNSHIP	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000		
		Notice Required							
District 030 (Local 029) RICHMOND CITY -WAYNE TWP	\$13,900	Land Dop (1)	\$13,900	\$11,800	\$10,400	\$10,400	\$10,400		
	\$13,900 \$0	Land Res (1) Land Non Res (2)	\$13,900 \$0	\$11,800 \$0	\$10,400 \$0	\$10,400 \$0	\$10,400 \$0		
School Corp 8385 RICHMOND COMMUNITY	\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0		
	\$13,200	Improvement	\$13,200	\$11,300	\$10,000	\$10,100	\$6,600		
Neighborhood 296205-029	\$13,200 \$0	Imp Res (1) Imp Non Res (2)	\$13,200 \$0	\$11,300 \$0	\$9,700 \$0	\$9,800 \$0	\$6,300 \$0		
WAYNE-296205 (029)	\$0 \$0	Imp Non Res (2)	\$0 \$0	\$0 \$0	\$300	\$300	\$300		
Section/Plat	\$27,100	Total	\$27,100	\$23,100	\$20,400	\$20,500	\$17,000		
4619330	\$27,100	Total Res (1)	\$27,100	\$23,100	\$20,100	\$20,200	\$16,700	Land Computations	
Location Address (1)	\$0 \$0	Total Non Res (2) Total Non Res (3)	\$0 \$0	\$0 \$0	\$0 \$300	\$0 \$300	\$0 \$300	Calculated Acreage	0.48
2605 FLATLEY RD RICHMOND, IN 47374	ΨU	Land Data (Standard	· ·		ot: Res 100' X 132		\$500	Actual Frontage	116
	Land Pricing Soil					2, 01 100 X 132)		Developer Discount	
Zoning		Act Size Fa	actor Rate	Adj. Ext Rate Valu		Cap 1 Cap 2	Cap 3 Value	Parcel Acreage	0.48
ZO01 Residential	d		4.40 0105			400.00	0.00	81 Legal Drain NV	0.00
Subdivision	FF	116 116x179	1.12 \$107	\$120 \$13,920	0% 1.0000	100.00 0.00	0.00 \$13,920		0.00
								83 UT Towers NV	0.00
Lot								9 Homesite	0.00
								91/92 Acres	0.00
Market Model								Total Acres Farmland Farmland Value	0.48 \$0
N/A								Measured Acreage	\$0 0.00
Characteristics								Avg Farmland Value/Acre	0.00
Topography Flood Hazard								Value of Farmland	\$0
Level								Classified Total	\$0 \$0
Public Utilities ERA								Farm / Classifed Value	\$0 \$0
All								Homesite(s) Value	\$0 \$0
Streets or Roads TIF								91/92 Value	\$0 \$0
Paved								Supp. Page Land Value	ψυ
Neighborhood Life Cycle Stage								CAP 1 Value	\$13,900
Static								CAP 2 Value	\$0
Printed Tuesday, April 29, 2025								CAP 3 Value	\$0
Review Group 2030	Data Source A	erial Colle	ctor 07/16/2021	rc	Appraise	• 11/17/2021 g	JW	Total Value	\$13,900

Plaster/Drywall Unfinished Unfin Int (-) Paneling Other Heat Type Fiberboard 34' Ex Liv Units (+)	5 \$134,500) \$21,100
Description Residential Dwelling Full Bath 1 3 Story Height 1 Half Bath 0 0 Style N/A Half Bath 0 0 Style N/A Kitchen Sinks 1 1 Finished Area 1496 sqft Mate 3 3 Add Fixtures 0 0 7 30' Earth Tile 3 3 5 Slab Carpet Accommodations 3 3 Wood Other Living Rooms 1 1 Parquet Dining Rooms 0 3' 4' 1122 Vall Finish Dining Rooms 0 3' 4' 1122 0 Parquet Dining Rooms 0 3' 4' 1122 0 Paneling Other Heat Type 20' 8' 1 1 1 1 1 Paneling Other Heat Type 3' 1 1 1 1 1 1 1 1 1) \$21,100
Style N/A Kitchen Sinks 1 1 Finished Area 1496 sqft Mater Heaters 1 1 Add Fixtures 0 0 1/4 1/2 Stab Carpet Accommodations 3/4 1/2 Sub & Joist Unfinished Bedrooms 3 3/4 Wood Other Living Rooms 1 3/4 Parquet Dining Rooms 0 20' 8' Vall Finish Total Rooms 5 1's Fr 1/2 Plaster/Drywall Unfinished 1/2 0 Paneling Other Heat Type 3' 44' Eiberboord Castel Warm Air 1/2 0	
Inished Area 1496 sqft Make Water Heaters 1 Add Fixtures 0 0 Add Fixtures 0 0 Total 3 Slab Carpet Sub & Joist Unfinished Bedrooms 3 Wood Other Parquet Dining Rooms Vall Finish Total Rooms Paneling Other Paneling Other Eiberboard Heat Type Control Ware Air Control Ware Air	
Add Fixtures 0 0 1/4 Floor Finish Title 3 5 1/4 Earth Tile 3 5 1/2 Slab Carpet Accommodations 3/4 3/4 Sub & Joist Unfinished Bedrooms 3 3/4 Wood Other Living Rooms 1 3/4 Parquet Dining Rooms 1 3/4 3/4 Wold Finished Parquet 1 3/4 1/2 0 Vall Finish Dining Rooms 0 20' 8' 44' 1/2 0 Paneling Other Heat Type 20' 8' 3/4 1/2 0 Slab Some 3/4 3/4 0	
Add Fixtures 0 0 1/4 Floor Finish Total 3 5 1/2 3/4 Stab Carpet Accommodations 3 3/4 4ttic Sub & Joist Unfinished Bedrooms 3 3 3/4 4ttic Sub & Joist Unfinished Bedrooms 3 3 44' 60000 Crawl 11/2 3/4 Wood Other Living Rooms 0 7 7 0 0 Crawl 11/2 3/4 0 Parquet Dining Rooms 0 7 7 0 0 1/2 3/4 0 <td></td>	
Internation Total 3 5 Internation Title 3 5 Internation Title 3/4 Internation Stab Carpet Internation Accommodations Internation Bedrooms Internation Stab Internation Accommodations Internation Bedrooms Internation Stab Internation Accommodations Internation Bedrooms Internation Stab Internation Internation Internation Internation <tr< td=""><td></td></tr<>	
Slab Carpet Sub & Joist Unfinished Sub & Joist Unfinished Bedrooms 3 Wood Other Living Rooms 1 Dining Rooms 0 Family Rooms 0 Family Rooms 0 Total Rooms 5 1s Fr 20' 1s Fr 20' 1s Fr 20' Adjustments 1 Row Type Dining Rooms Coatral Warm Air	
Sub & Joist Unfinished Sub & Joist Unfinished Wood Other Living Rooms 1 Parquet Dining Rooms Wall Finish Family Rooms Plaster/Drywall Unfinished Paneling Other Heat Type 34'	
Sub & Joist Unfinished Bedrooms 3 Wood Other Living Rooms 1 Parquet Dining Rooms 0 Family Rooms 0 Year 20' Bedrooms 374 0 Crawl 1122 0 Sub & Joist Unfinished 1 Parquet Family Rooms 0 Total Rooms 5 1 Plaster/Drywall Unfinished 1 Paneling Other Heat Type Eiberboard Control W/am Air 34'	
Parquet Dining Rooms 0 20' Stab Vall Finish Total Rooms 5 20' Stab Plaster/Drywall V Unfinished 1s Fr Unfin Int (-) Unfin Int (-) Paneling Other Heat Type 34' Total Rooms (+)	
Parquet Dining Rooms 0 8' Wall Finish Family Rooms 0 20' Vall Finish Total Rooms 5 1s Fr Plaster/Drywall Unfinished 1s Fr Unfin Int (-) Paneling Other Heat Type 34' Ex Liv Units (+)	
Family Rooms 0 Wall Finish Total Rooms 5 Plaster/Drywall Unfinished 1s Fr Paneling Other Heat Type 34' Fiberboard Control Worm Air Control Worm Air	
✓ Plaster/Drywall ✓ Unfinished Paneling Other Heat Type 34* Eiberhoard 34*	Total Base \$1
✓ Plaster/Drywall ✓ Unfinished Unfin Int (-) Paneling Other Heat Type 34' Ex Liv Units (+)	pe Adj. x 1.00 \$1
Paneling Other Heat Type Eiberboard 34' Ex Liv Units (+)	
Fiberboard Control Marm Air	
Therboard Central Wall All Rec Room (+)	
Roofing Loft (+)	
Built-Up Metal Asphalt Slate Tile	
Wood Shingle Other	
A/C (+)	
Exterior Features EFP ^{16'} 7' No Elec (-)	
Description Area Value Plumbing (+ / -) 5	5 – 5 = 0 x \$0
Porch, Enclosed Frame 112 \$9,400 1 Spec Plumb (+)	
Specialty Plumbing Elevator (+)	
Description Count Value Sub-Tot	otal, One Unit \$1
Sub-T	Total, 1 Units
Exterior Features (+)	\$9,400 \$1
Garages (+) 850 sqft	\$31,900 \$2
Quality and Design Fa	[:] actor (Grade)
Locat	ation Multiplier
Replac	acement Cost \$1
Summary of Improvements	
Description	Cap 2 Cap 3 Impro
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	

10'x12'

\$1,793 85%

D 1950 1950 75 VP \$21.97 0.85 \$14.94

2: Utility Shed

1

\$300

\$270 0% 100% 1.060 1.000 100.00 0.00 0.00