

89-16-21-000-216.000-028

General Information

Parcel Number
89-16-21-000-216.000-028

Local Parcel Number
46-21-000-216.000-15

Tax ID:
015-00891-00

Routing Number

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

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 028 (Local 015)
WAYNE TOWNSHIP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 154158-015 N/E
WAYNE-154158 (015 N/E)

Section/Plat
4621000

Location Address (1)
2341 WEST CART RD
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Improving

Printed Tuesday, April 29, 2025

Review Group 2030

HARDWICK, MONICA & SHERI H

Ownership

HARDWICK, MONICA & SHERI HARD
2341 WEST CART RD
RICHMOND, IN 47374

Legal

PT NE SEC 21-14-1 2.0A



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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
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	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$24,800	Land	\$24,800	\$21,000	\$18,400	\$18,400	\$18,400
\$20,900	Land Res (1)	\$20,900	\$17,700	\$15,500	\$15,500	\$15,500
\$3,900	Land Non Res (2)	\$3,900	\$3,300	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$2,900	\$2,900	\$2,900
\$149,800	Improvement	\$149,800	\$127,100	\$111,400	\$109,900	\$99,600
\$149,800	Imp Res (1)	\$149,800	\$127,100	\$111,400	\$109,900	\$99,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$174,600	Total	\$174,600	\$148,100	\$129,800	\$128,300	\$118,000
\$170,700	Total Res (1)	\$170,700	\$144,800	\$126,900	\$125,400	\$115,100
\$3,900	Total Non Res (2)	\$3,900	\$3,300	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$2,900	\$2,900	\$2,900

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	0.810000	1.00	\$4,800	\$4,800	\$3,888	0%	1.0000	0.00	100.00	0.00	\$3,890
82	A	GE	0	0.190000	1.02	\$2,390	\$2,438	\$463	-100%	1.0000	0.00	100.00	0.00	\$00

Data Source External Only

Collector 08/25/2020 ts

2341 WEST CART RD 511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/11/2010	HARDWICK, MONICA	2010005768	PR	/	\$0	I
01/01/1900	HARDWICK, NANCY,	2010005768	PR	/		I

Res

WAYNE-154158 (015 N/E)/1 1/2

Notes

11/12/2020 Misc: 2021 GENERAL REVAL

Land Computations

Calculated Acreage	2.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.19
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.81
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	\$3,900
Supp. Page Land Value	
CAP 1 Value	\$20,900
CAP 2 Value	\$3,900
CAP 3 Value	\$0
Total Value	\$24,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2388 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
Patio, Concrete	544	\$3,700

Plumbing

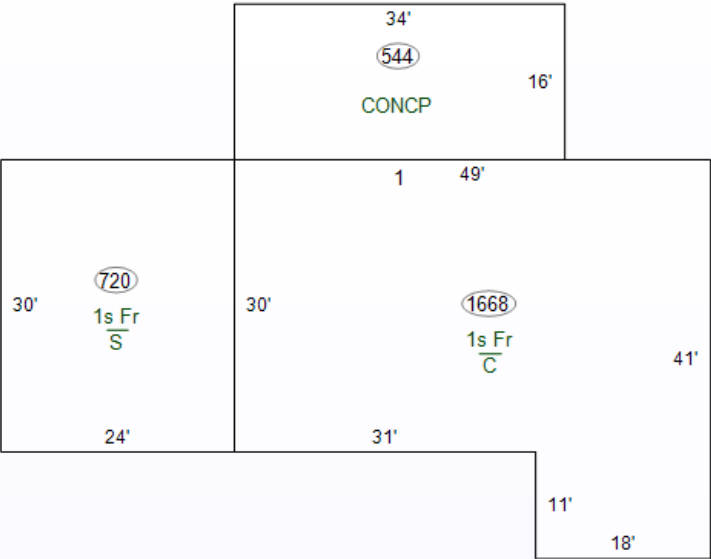
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
Total	7	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2388	2388	\$191,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1668	0	\$10,000	
Slab		720	0	\$0	

Total Base \$201,100

Adjustments 1 Row Type Adj. x 1.00 \$201,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:2388	\$6,700
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$216,500

Sub-Total, 1 Units

Exterior Features (+)	\$3,700	\$220,200
Garages (+) 0 sqft	\$0	\$220,200
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	

Replacement Cost \$196,529

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+1	1965	1965	60	A			0.85		2,388 sqft	\$196,529	40%	\$117,920	0%	100%	1.270	1.000	100.00	0.00	0.00	\$149,800