

General Information

Parcel Number 89-16-22-000-327.000-028

Local Parcel Number 46-22-000-327.000-15

Tax ID: 015-01279-00

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 4622000

Location Address (1) 2453 N STATE RD 227 RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Improving

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

GREENE, ERIC W & LYNN A 2453 N STATE RD 227 RICHMOND, IN 47374

Legal

PT SW 22-14-1 4.982A & 0.945A



Transfer of Ownership

Date 01/01/1900 Owner GREENE, ERIC W & L Doc ID Code Book/Page Adj Sale Price V/I

Notes

7/29/2022 Misc: 2023 COMBINE 0.94A AND IMP'S FROM 015-01279-01 PER AC# 8363 2-7-22 10/28/2020 Misc: 2021 GENERAL REVAL

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation categories like Land, Improvement, Total, etc.

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

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: Computation Name (Calculated Acreage, Actual Frontage, etc.) and Value (5.93, 0, etc.)

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2325 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
Wood Deck	204	\$4,600
Canopy, Roof Extension	85	\$1,300
Stoop, Masonry	78	\$2,700
Porch, Open Masonry	55	\$4,700
Patio, Concrete	80	\$600

**Plumbing**

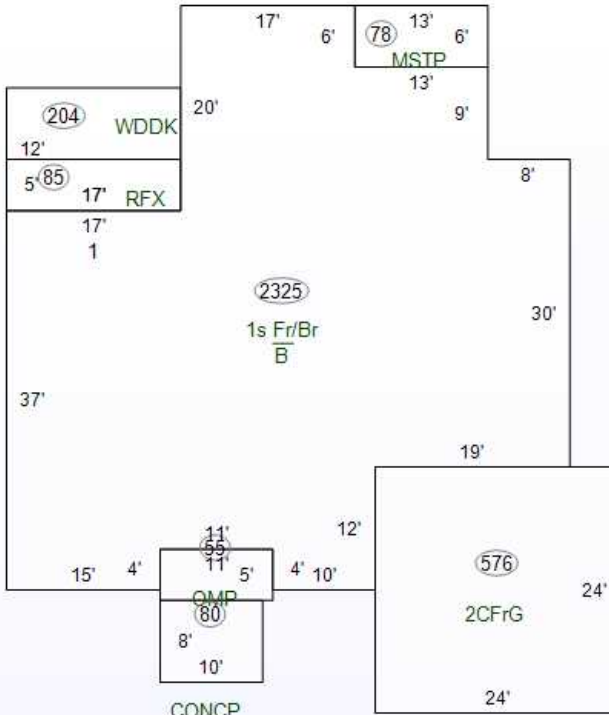
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1	92	2325	2325	\$192,300
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	2325	0		\$61,200
Crawl				
Slab				

**Total Base** \$253,500

**Adjustments** 1 Row Type Adj. x 1.00 \$253,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:2325	\$6,500
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$268,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$13,900	\$282,400
Garages (+) 576 sqft	\$24,700	\$307,100
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.85

**Replacement Cost** \$300,190

**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	2/6 Maso	B-1	1993	1993	32	A		0.85		4,650 sqft	\$300,190	24%	\$228,140	0%	100%	1.270	1.000	100.00	0.00	0.00	\$289,700

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling (  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1550 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	72	\$7,800
Porch, Enclosed Masonry	240	\$17,300

**Plumbing**

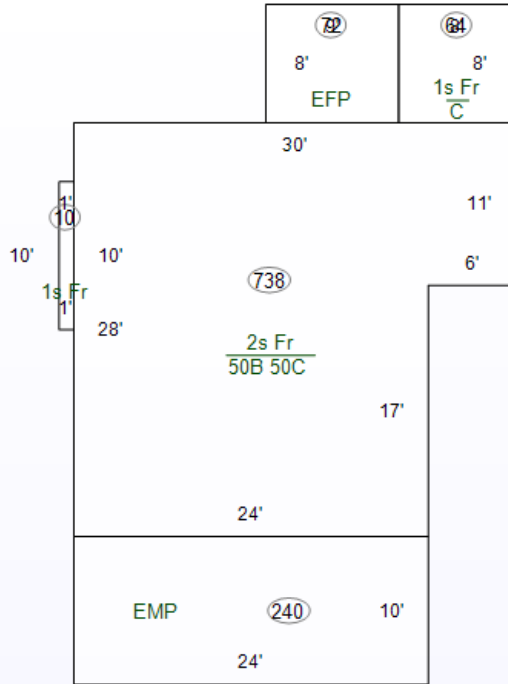
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	812	812	\$88,500	
2	1Fr	738	738	\$44,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		369	0	\$21,100	
Crawl		433	0	\$5,300	
Slab					

**Total Base** \$158,900

**Adjustments** 1 Row Type Adj. x 1.00 \$158,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$163,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$25,100	\$188,500
Garages (+) 0 sqft	\$0	\$188,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$144,203</b>

**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 (155	2	Wood Fr	D+2	1900	1900	125	A		0.85		1,919 sqft	\$144,203	50%	\$72,100	0%	100%	1.270	1.000	100.00	0.00	0.00	\$91,600
2: Detached Garage/Boat H	1	Wood Fr	D	1900	1900	125	F	\$36.00	0.85	\$24.48	22'x40'	\$21,542	65%	\$7,540	0%	100%	1.270	1.000	100.00	0.00	0.00	\$9,600

