

General Information

Parcel Number 89-16-23-000-101.001-028
Local Parcel Number 46-23-000-101.018-15

Tax ID: 015-00154-01

Routing Number

Property Class 541
Mobile or Manufactured Home - Un

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 4623000
Location Address (1) 4617 TURNER RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved
Neighborhood Life Cycle Stage Improving

Ownership

BURDEN, JERRY D & STEPHANIE C
4617 TURNER RD
RICHMOND, IN 47374

Legal

PT NW SEC 23-14-1 1.097A PT SW SEC 14-14-1 0.128A



Transfer of Ownership

Date 01/01/1900 Owner BURDEN, JERRY D &
Doc ID Code Book/Page Adj Sale Price V/I
CO / I

Notes

11/10/2020 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 (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing various land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value (\$22,000).

**General Information**

Occupancy Single-Family  
 Description MH W / SKIRTING  
 Story Height 1  
 Style N/A  
 Finished Area 1586 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, Open Frame | 488  | \$20,300 |
| Wood Deck         | 320  | \$6,700  |

**Plumbing**

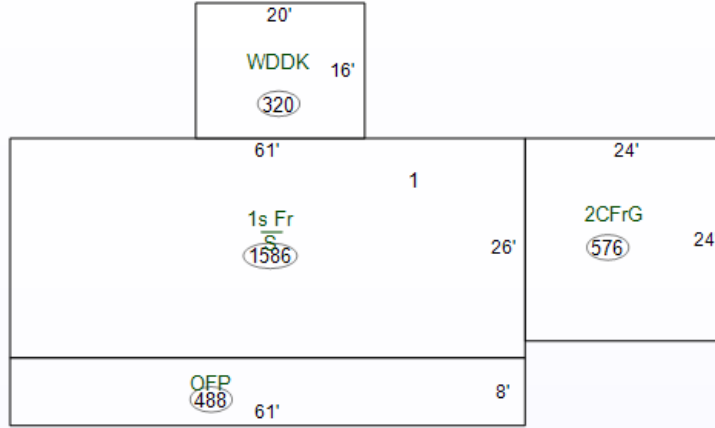
|               | #        | TF       |
|---------------|----------|----------|
| Full Bath     | 2        | 6        |
| Half Bath     | 0        | 0        |
| Kitchen Sinks | 1        | 1        |
| Water Heaters | 1        | 1        |
| Add Fixtures  | 0        | 0        |
| <b>Total</b>  | <b>4</b> | <b>8</b> |

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor | Constr | Base | Finish | Value             | Totals           |
|-------|--------|------|--------|-------------------|------------------|
| 1     | 1Fr    | 1586 | 1586   | \$138,900         |                  |
| 2     |        |      |        |                   |                  |
| 3     |        |      |        |                   |                  |
| 4     |        |      |        |                   |                  |
| 1/4   |        |      |        |                   |                  |
| 1/2   |        |      |        |                   |                  |
| 3/4   |        |      |        |                   |                  |
| Attic |        |      |        |                   |                  |
| Bsmt  |        |      |        |                   |                  |
| Crawl |        |      |        |                   |                  |
| Slab  |        | 1586 | 0      | \$0               |                  |
|       |        |      |        | <b>Total Base</b> | <b>\$138,900</b> |

**Adjustments**

|                               |                   |                  |
|-------------------------------|-------------------|------------------|
| <b>1 Row Type Adj. x 1.00</b> |                   | <b>\$138,900</b> |
| Unfin Int (-)                 |                   | \$0              |
| Ex Liv Units (+)              |                   | \$0              |
| Rec Room (+)                  |                   | \$0              |
| Loft (+)                      |                   | \$0              |
| Fireplace (+)                 |                   | \$0              |
| No Heating (-)                |                   | \$0              |
| A/C (+)                       | 1:1586            | \$5,000          |
| No Elec (-)                   |                   | \$0              |
| Plumbing (+ / -)              | 8 - 5 = 3 x \$800 | \$2,400          |
| Spec Plumb (+)                |                   | \$0              |
| Elevator (+)                  |                   | \$0              |
| <b>Sub-Total, One Unit</b>    |                   | <b>\$146,300</b> |

**Sub-Total, 1 Units**

|                                   |          |                  |
|-----------------------------------|----------|------------------|
| Exterior Features (+)             | \$27,000 | \$173,300        |
| Garages (+) 576 sqft              | \$24,700 | \$198,000        |
| Quality and Design Factor (Grade) |          | 0.60             |
| Location Multiplier               |          | 0.85             |
| <b>Replacement Cost</b>           |          | <b>\$100,980</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: MH W / SKIRTING         | 1            | Wood Fr     | E+2   | 1999       | 1999     | 26         | G  |           | 0.85 |          | 1,586 sqft | \$100,980 | 24%      | \$76,740      | 0%      | 100% | 1.270 | 1.000 | 100.00 | 0.00  | 0.00  | \$97,500     |
| 2: Wood Deck- Treated pine | 1            |             | C     | 2004       | 2004     | 21         | A  |           | 0.85 |          | 463 sqft   | \$8,160   | 22%      | \$6,360       | 50%     | 100% | 1.270 | 1.000 | 100.00 | 0.00  | 0.00  | \$4,000      |