

89-16-26-300-118.000-028

HENGSTLER, SHERYL S

1687 BUTTERMILK RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-154158 (015 N/E)/1

1/2

General Information

Parcel Number 89-16-26-300-118.000-028
Local Parcel Number 46-26-300-118.000-15

Tax ID: 015-01756-00

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 4626300
Location Address (1) 1687 BUTTERMILK RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities Gas, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Improving

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

HENGSTLER, SHERYL S
1687 BUTTERMILK RD
RICHMOND, IN 47374

Legal

PT SW SEC 26-14-1 1.37A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 03/14/2022 HENGSTLER, SHERY and 01/01/1900 HENGSTLER, JOSEP.

Notes

10/2/2024 Misc: 2025 GENERAL REVAUATION
10/26/2020 Misc: 2021 GENERAL REVAL

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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. Rows include 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.37), Actual Frontage (0), Developer Discount, Parcel Acreage (1.37), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.13), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.24), 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 (\$1,200), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$1,200), CAP 3 Value (\$0), Total Value (\$22,100).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1502 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	505	\$9,600
Canopy, Roof Extension	248	\$3,200
Stoop, Masonry	248	\$5,100

Plumbing

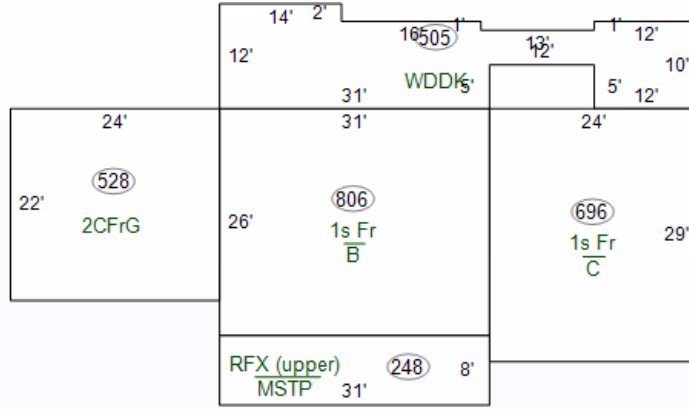
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1502	1502	\$134,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		806	0	\$30,600	
Crawl		696	0	\$6,600	
Slab					

Total Base \$171,700

Adjustments 1 Row Type Adj. x 1.00 \$171,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1502	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$178,900

Sub-Total, 1 Units

Exterior Features (+)	\$17,900	\$196,800
Garages (+) 528 sqft	\$21,400	\$218,200
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$185,470

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	C	1988	1988	37	A		0.85		2,308 sqft	\$185,470	28%	\$133,540	0%	100%	1.270	1.000	100.00	0.00	0.00	\$169,600
2: Patio- Concrete- At grade	1		C	2004	2004	21	A		0.85		8'x10'	\$510	22%	\$400	0%	100%	1.270	1.000	100.00	0.00	0.00	\$500
3: Swimming Pool (R)	1		C	2004	2004	21	A	\$37.46	0.85	\$42.39	14'x32'	\$19,501	65%	\$6,830	50%	100%	1.270	1.000	100.00	0.00	0.00	\$4,300