

89-16-26-300-207.000-028

General Information

Parcel Number
89-16-26-300-207.000-028

Local Parcel Number
46-26-300-207.008-15

Tax ID:
015-00099-00

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 155159-015
WAYNE-155159 (015)

Section/Plat
4626300

Location Address (1)
1249 ELKS COUNTRY CLUB RD
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Water, Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2029

WRIGHT, TIMOTHY A & CARLIS

Ownership

WRIGHT, TIMOTHY A & CARLISA M
1249 ELKS RD
RICHMOND, IN 47374

Legal

PT SW SEC 26-14-1 1.291A



1249 ELKS COUNTRY CLUB RD 541, Mobile or Manufactured Home - Un

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	WRIGHT, TIMOTHY A		CO		/		I

WAYNE-155159 (015)/1551 1/2

Notes

8/13/2024 Misc: 2025 GENERAL REVALUATION
11/10/2020 Misc: 2021 GENERAL REVAL

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	☐	☐	☐	☐	☐
\$18,000	Land	\$18,000	\$15,300	\$13,500	\$13,500	\$13,500
\$17,400	Land Res (1)	\$17,400	\$14,800	\$13,000	\$13,000	\$13,000
\$600	Land Non Res (2)	\$600	\$500	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$500	\$500	\$500
\$63,500	Improvement	\$63,500	\$53,000	\$46,300	\$45,900	\$42,800
\$63,500	Imp Res (1)	\$63,500	\$53,000	\$46,300	\$45,900	\$42,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$81,500	Total	\$81,500	\$68,300	\$59,800	\$59,400	\$56,300
\$80,900	Total Res (1)	\$80,900	\$67,800	\$59,300	\$58,900	\$55,800
\$600	Total Non Res (2)	\$600	\$500	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$500	\$500	\$500

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

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	\$17,400	\$17,400	\$17,400	0%	1.0000	100.00	0.00	0.00	\$17,400
91	A		0	0.150000	1.00	\$4,000	\$4,000	\$600	0%	1.0000	0.00	100.00	0.00	\$600
82	A	GE	0	0.140000	1.02	\$2,390	\$2,438	\$341	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	1.29
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.29
81 Legal Drain NV	0.00
82 Public Roads NV	0.14
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.15
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	\$17,400
91/92 Value	\$600
Supp. Page Land Value	
CAP 1 Value	\$17,400
CAP 2 Value	\$600
CAP 3 Value	\$0
Total Value	\$18,000

Data Source External Only

Collector 07/26/2024 js

Appraiser 08/13/2024 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1436 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☒ Other

Exterior Features

Description

Area

Value

Wood Deck

302

\$6,300

Plumbing

#

TF

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

7

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

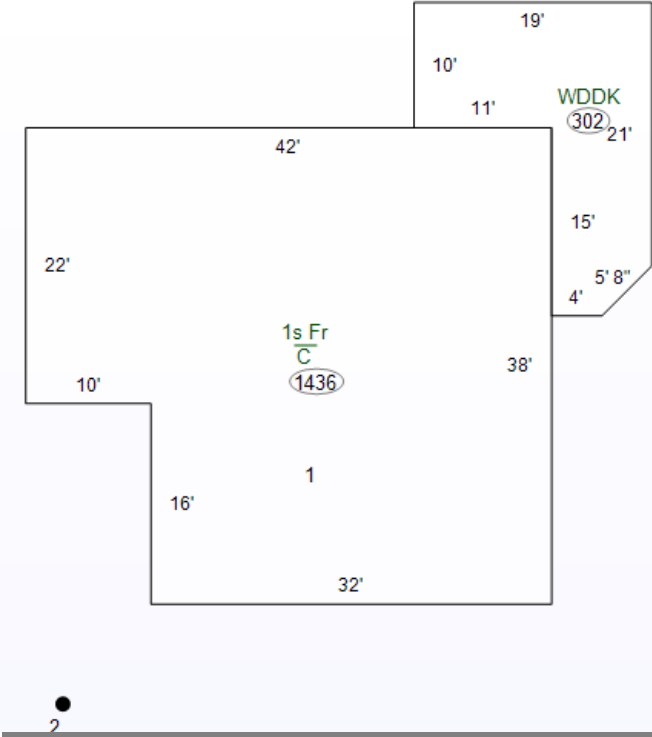
0

Total Rooms

5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1436	1436	\$130,500
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1436	0	\$9,100
Slab				
Total Base				\$139,600
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1436
No Elec (-)				\$0
Plumbing (+ / -)				7 - 5 = 2 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$145,800
Sub-Total, 1 Units				
Exterior Features (+)				\$6,300
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.80
Location Multiplier				0.85
Replacement Cost				\$103,428

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	D	1991	1991	34	A		0.85		1,436 sqft	\$103,428	30%	\$72,400	40%	100%	1.040	1.000	100.00	0.00	0.00	\$45,200
2: Detached Garage/Boat H	1	Wood Fr	C	1986	1986	39	A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	28%	\$17,550	0%	100%	1.040	1.000	100.00	0.00	0.00	\$18,300