

General Information

Parcel Number 89-16-26-300-210.000-028
Local Parcel Number 46-26-300-210.000-15
Tax ID: 015-01207-00
Routing Number

Ownership

SEXTON, RANDALL ELZO
59 WEAVERS FORT JEFFERSON RD
HOLLINGSBURG, OH 45332

Legal

PT SW SEC 26-14-1 0.63A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/07/2025 to 01/01/1900.

Notes

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

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 155159-015 WAYNE-155159 (015)
Section/Plat 4626300
Location Address (1) 1279 ELKS COUNTRY CLUB RD RICHMOND, IN 47374



Res

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

Table with columns: Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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

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. Row shows data for Land Type 9, Pricing Method A.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 07/26/2024 js

Appraiser 08/13/2024 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.63), Actual Frontage (0), Developer Discount, Parcel Acreage (0.63), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.63), 91/92 Acres (0.00), 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 (\$15,500), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$15,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$15,500).

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	1904 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	112	\$9,400
Porch, Enclosed Frame	96	\$9,400
Patio, Concrete	224	\$1,700
Porch, Open Frame	676	\$26,500

**Plumbing**

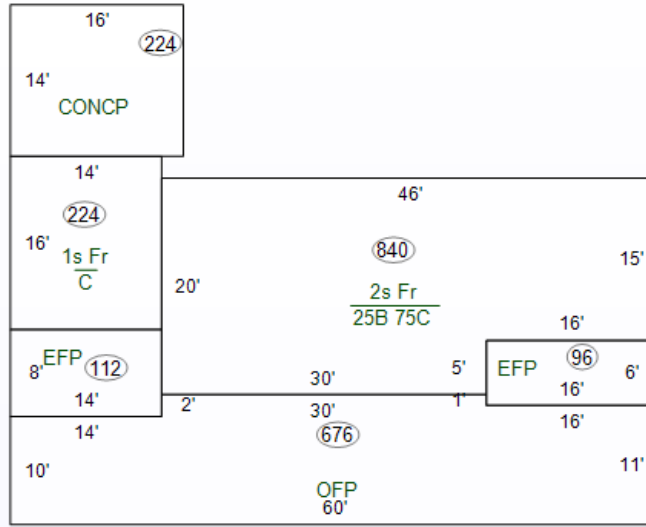
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	4	6

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



Description	Count	Value
4		
3		
2		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1064	1064	\$110,000	
2	1Fr	840	840	\$47,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		210	0	\$18,100	
Crawl		854	0	\$7,000	
Slab					

<b>Total Base</b>	\$182,200
<b>Adjustments</b>	1 Row Type Adj. x 1.00
<b>Total</b>	\$182,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1064 2:840 \$5,700
No Elec (-)	\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$188,700
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<b>Sub-Total, 1 Units</b>	\$188,700
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Exterior Features (+)	\$47,000	\$235,700
Garages (+) 0 sqft	\$0	\$235,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

<b>Replacement Cost</b>	\$180,311
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**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	2	Wood Fr	D+2	1920	1920	105	A		0.85		2,114 sqft	\$180,311	50%	\$90,160	0%	100%	1.040	1.000	100.00	0.00	0.00	\$93,800
2: Detached Garage/Boat H	1	Pole	C	2010	2010	15	A	\$25.20	0.85	\$21.42	30'x32'	\$20,563	14%	\$17,680	0%	100%	1.040	1.000	100.00	0.00	0.00	\$18,400
3: Patio- Concrete- At grade	1		C	1930	1930	95	A		0.85		9'x12'	\$680	45%	\$370	0%	100%	1.040	1.000	100.00	0.00	0.00	\$400
4: Utility Shed	1		C	1930	1930	95	F	\$19.35	0.85	\$16.45	12'x20'	\$3,947	70%	\$1,180	0%	100%	1.040	1.000	100.00	0.00	0.00	\$1,200