

General Information

Parcel Number 89-16-27-000-203.004-028

Local Parcel Number 46-27-000-203.040-15

Tax ID: 015-01334-04

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 4627000

Location Address (1) 3449 WEISS RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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

MC DANIEL, JEFFREY L & CHERY L 3449 WEISS RD RICHMOND, IN 47374

Legal

PT NE SEC 27-14-1 5.181A



Transfer of Ownership

Date 01/01/1900 Owner MC DANIEL, JEFFRE Doc ID Code Book/Page Adj Sale Price V/I

Notes

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 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 with columns for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and various other land-related metrics.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2 1/2
Style N/A
Finished Area 2088 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

Plumbing

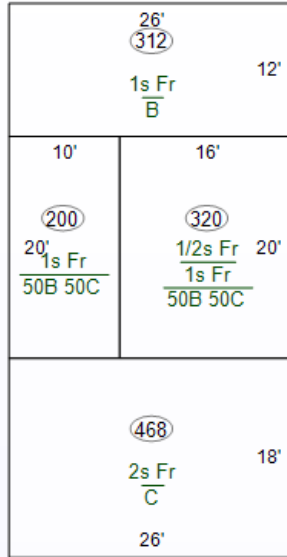
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1300	1300	\$124,300	
2	1Fr	468	468	\$33,500	
3					
4					
1/4					
1/2	1Fr	320	320	\$20,000	
3/4					
Attic					
Bsmt		572	0	\$26,000	
Crawl		728	0	\$6,600	
Slab					

Total Base \$210,400

Adjustments 1 Row Type Adj. x 1.00 \$210,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1300 1/2:320 2:468 \$5,900
No Elec (-)	\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$221,600

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$221,600
Garages (+) 0 sqft	\$0	\$221,600
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$169,524

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 1/2	Wood Fr	D+2	1900	1900	125	A		0.85		2,660 sqft	\$169,524	50%	\$84,760	0%	100%	1.270	1.000	100.00	0.00	0.00	\$107,600
2: Car Shed	1		D-1	1995	1995	30	F	\$39.70	0.85	\$23.62	14'x14'	\$4,630	55%	\$2,080	0%	100%	1.270	1.000	100.00	0.00	0.00	\$2,600
3: Detached Garage/Boat H	1	Wood Fr	D	1900	1900	125	P	\$55.64	0.85	\$37.84	16'x18'	\$10,897	75%	\$2,720	0%	100%	1.270	1.000	100.00	0.00	0.00	\$3,500
4: Lean-To	1	Earth Flo	D	1900	1900	125	A	\$1.13	0.85		12'x18' x 0'	\$166	65%	\$60	0%	100%	1.000	1.000	0.00	0.00	100.00	\$100