

General Information

Parcel Number 89-16-27-400-406.000-028
Local Parcel Number 46-27-400-406.000-15

Tax ID: 015-00756-00

Routing Number

Property Class 108 RENTAL Nursery

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154172-015 WAYNE COM-154172 (015)
Section/Plat 4627400
Location Address (1) 3340 STATE RD 121 RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot 82

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2028

Ownership

FOUST, STEPHEN R & CHERYL
3340 STATE RD 121
RICHMOND, IN 47374

Legal

LOTS 77 THRU 88 PLEASANT VIEW HTS 2ND ADDN & PT SE SEC 27-14-1

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows show transfer dates from 04/11/2019 to 01/01/1900.

Notes

9/21/2017 Misc: 2018: POTTING SHED WITH RETAIL BLDG 100% COMPLETE 9-20-17

Agricultural

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

Table with columns: Assessment 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 0', CI 100' 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 show land data for lots 9, 11, 4, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (5.50), Actual Frontage (0), Developer Discount, Parcel Acreage (5.50), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.01), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (4.49), Farmland Value (\$5,340), Measured Acreage (3.49), Avg Farmland Value/Acre (1531), Value of Farmland (\$6,870), Classified Total (\$0), Farm / Classified Value (\$6,900), Homesite(s) Value (\$20,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$6,900), CAP 3 Value (\$15,000), Total Value (\$42,800).

General Information

Occupancy Single-Family
Description MH W / SKIRTING
Story Height 1
Style N/A
Finished Area 826 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	280	\$5,900
Patio, Concrete	120	\$1,000

Plumbing

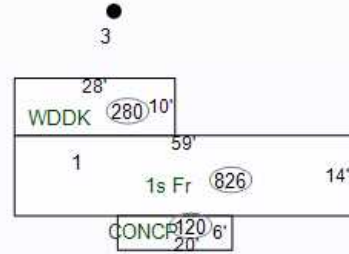
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	826	826	\$90,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

Total Base \$90,600

Adjustments 1 Row Type Adj. x 1.00 \$90,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$92,200

Sub-Total, 1 Units

Exterior Features (+)	\$6,900	\$99,100
Garages (+) 0 sqft	\$0	\$99,100
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.85
Replacement Cost		\$50,541

Specialty Plumbing

Description	Count	Value
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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: MH W / SKIRTING	1	Wood Fr	E+2	1989	1989	36	A		0.85		826 sqft	\$50,541	34%	\$33,360	40%	100%	1.000	1.000	100.00	0.00	0.00	\$20,000
2: Canopy (free standing)	1		C	1964	1964	61	A		0.85		10'x91'	\$5,440	42%	\$3,160	0%	100%	1.000	1.000	100.00	0.00	0.00	\$3,200
3: Detached Garage/Boat H	1	Wood Fr	C	1992	1992	33	A	\$48.82	0.85	\$41.50	19'x22'	\$17,346	26%	\$12,840	0%	100%	1.000	1.000	100.00	0.00	0.00	\$12,800
4: Greenhouse	1	Wood Fr	C	1964	1964	61	A	\$23.39	0.85	\$19.88	2,639 sqft	\$52,467	80%	\$10,490	0%	100%	1.000	1.000	0.00	0.00	100.00	\$10,500
5: Greenhouse (C)	1	Pipe	D	1964	1964	61	F	\$18.20	0.85	\$12.38	5,520 sqft	\$68,316	80%	\$13,660	0%	100%	1.000	1.000	0.00	0.00	100.00	\$13,700
6: Greenhouse (C)	1	Wood Fr	D	1988	1988	37	F	\$54.91	0.85	\$37.34	672 sqft	\$25,092	80%	\$5,020	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,000
7: Greenhouse (C)	1	Wood Fr	D	1988	1988	37	F	\$23.39	0.85	\$15.91	2,856 sqft	\$45,425	80%	\$9,090	0%	100%	1.000	1.000	0.00	0.00	100.00	\$9,100

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

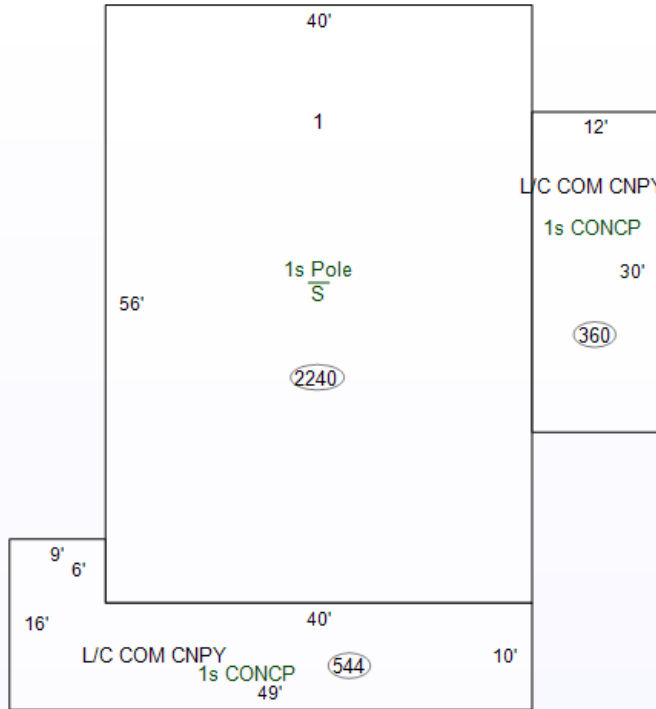
SB	B	1	U
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Wall Type	1: 1(192')
Heating	
A/C	
Sprinkler	

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	<input checked="" type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input checked="" type="checkbox"/> Insulatio
Add Fixtures	0	6	6	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	6	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Patio, Concrete	544	\$3,700
Patio, Concrete	360	\$2,500

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 544sqft	\$11,790		
Can, CT 360sqft	\$7,800		



Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	2240 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	192'
PAR	9
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	10'
Base Rate	\$22.95
Frame Adj	\$0.00
Wall Height Adj	(\$1.61)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$22.95
BPA Factor	1.00
Sub Total (rate)	\$22.95
Interior Finish	\$21.39
Partitions	\$0.00
Heating	(\$4.96)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.02
S.F. Price	\$37.79
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$84,653

Building Computations			
Sub-Total (all floors)	\$84,653	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$120,043
Plumbing	\$9,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$19,590	Repl. Cost New	\$102,037
Exterior Features	\$6,200		

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: C/I Building	1	Pole	C	2016	2016	9	A		0.85		2,240 sqft	\$102,037	19%	\$82,650	0%	100%	1.000	1.000	0.00	0.00	100.00	\$82,700

