

89-16-27-400-507.000-028

K & R HOOSIER INVESTMENTS

65 MID DR

510, 1 Family Dwell - Platted Lot

WAYNE-154164 (015)/1541

1/2

General Information

Parcel Number 89-16-27-400-507.000-028
Local Parcel Number 46-27-400-507.000-15

Tax ID: 015-00298-00

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 028 (Local 015) WAYNE TOWNSHIP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 154164-015 WAYNE-154164 (015)

Section/Plat 4627400

Location Address (1) 65 MID DR RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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

Ownership

DREADEN, JAMES FRANKLIN, MAYM JEANETTE JYRKAT & WILLIAM HEN 169 SW 17TH ST RICHMOND, IN 47374

Legal

LOT 65 PLEASANT VIEW HTS 1ST

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 03/15/2017 to 01/01/1900.

Notes

8/8/2024 Misc: 2025 GENERAL REVAUATION
9/28/2020 Misc: 2021 GENERAL REVAL



Res

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 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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 F, F, 150, 150x125, 1.02, \$121, \$123, \$18,450, 0%, 1.0000, 100.00, 0.00, 0.00, \$18,450.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.43), Actual Frontage (150), Developer Discount, Parcel Acreage (0.43), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.43), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$18,500).

Data Source External Only

Collector 07/23/2024 js

Appraiser 08/08/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1434 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
Porch, Enclosed Frame	232	\$15,000

Plumbing

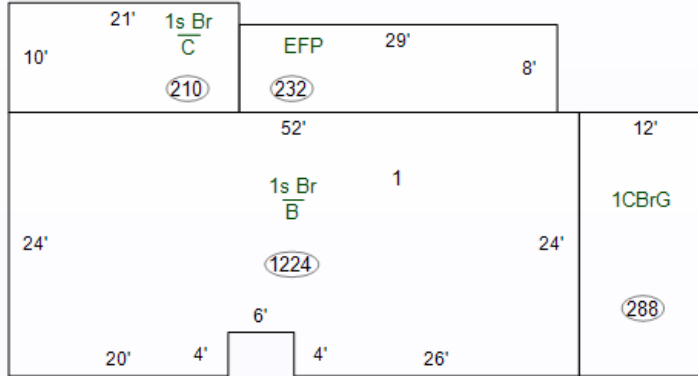
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

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
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1434	1434	\$143,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1224	0	\$39,800	
Crawl		210	0	\$3,800	
Slab					

Total Base \$187,300

Adjustments 1 Row Type Adj. x 1.00 \$187,300

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) MS:1 MO:1 \$4,500
 No Heating (-) \$0
 A/C (+) \$0
 No Elec (-) \$0
 Plumbing (+ / -) 9 - 5 = 4 x \$800 \$3,200
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$195,000

Sub-Total, 1 Units

Exterior Features (+) \$15,000 \$210,000

Garages (+) 288 sqft \$15,200 \$225,200

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.85

Replacement Cost \$181,849

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	Brick	C-1	1963	1973	52 F		0.85		2,658 sqft	\$181,849	45%	\$100,020	0%	100%	1.260	1.000	100.00	0.00	0.00	\$126,000