

89-16-27-400-603.000-028

ARDEN, LAURIE E III

13 CIRCLE DR

510, 1 Family Dwell - Platted Lot

WAYNE-154164 (015)/1541

1/2

General Information

Parcel Number 89-16-27-400-603.000-028
Local Parcel Number 46-27-400-603.000-15

Tax ID: 015-00467-00

Routing Number

Property Class 510
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)
13 CIRCLE DR
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

ARDEN, LAURIE E III
13 CIRCLE DR
RICHMOND, IN 47374

Legal

LOT 13 PLEASANT VIEW HTS 1ST



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 02/07/2024 and 01/01/1900.

Notes

10/4/2024 Misc: 2025 GENERAL REVALUATION
9/24/2020 Misc: 2021 GENERAL REVAL

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source External Only

Collector 08/16/2024 js

Appraiser 10/04/2024 Nexus

Total Value \$18,500

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1560 sqft
Make	

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
Patio, Concrete	336	\$2,400
Patio, Concrete	140	\$1,200

Plumbing

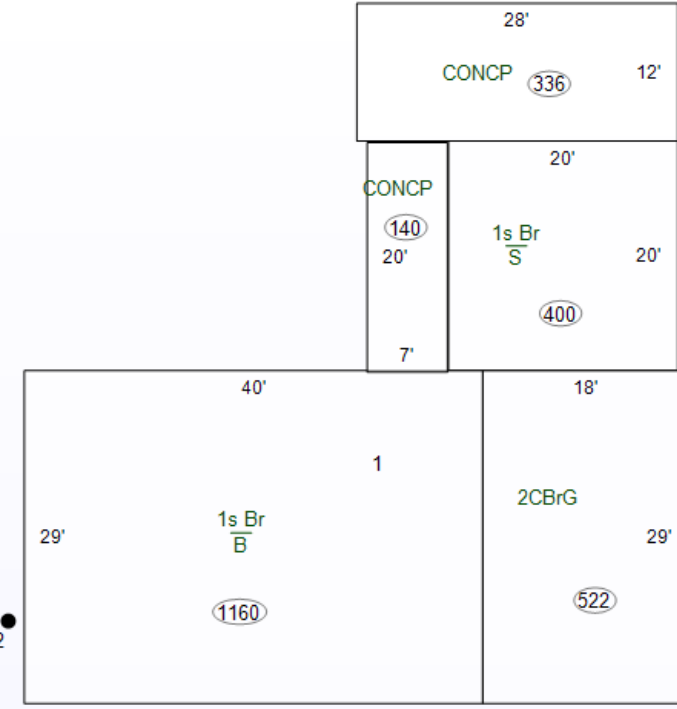
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
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	1560	1560	\$151,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1160	0	\$38,100	
Crawl					
Slab		400	0	\$0	

Total Base \$189,700

Adjustments 1 Row Type Adj. x 1.00 \$189,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1560	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$197,100

Sub-Total, 1 Units

Exterior Features (+) \$3,600 \$200,700

Garages (+) 522 sqft \$20,700 \$221,400

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

Replacement Cost \$188,190

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	1960	1990	35	A		0.85		2,720 sqft	\$188,190	26%	\$139,260	0%	100%	1.260	1.000	100.00	0.00	0.00	\$175,500
2: Utility Shed	1	SV	C	2013	2013	12	A		0.85		10'x20'		35%		0%	100%	1.260	1.000	100.00	0.00	0.00	\$0