

89-16-27-400-714.000-028

EARLYWINE, PHILLIP & LAURA

6 CIRCLE DR

510, 1 Family Dwell - Platted Lot

WAYNE-154164 (015)/1541

1/2

General Information

Parcel Number 89-16-27-400-714.000-028
Local Parcel Number 46-27-400-714.000-15

Tax ID: 015-00343-00

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) 6 CIRCLE DR RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

EARLYWINE, PHILLIP & LAURA J
3006 ST RD 121
RICHMOND, IN 47374

Legal

LOT 6 PLEASANT VIEW HTS 1ST

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/23/2015 and 01/01/1900.

Notes

10/8/2024 Misc: 2025 GENERAL REVAUATION
9/24/2020 Misc: 2021 GENERAL REVAL



Res

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show data for years 2022-2025.

Land Computations

Table with columns: Description, 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).

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

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1064 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
Canopy, Shed Type	160	\$1,300
Patio, Concrete	160	\$1,200

Plumbing

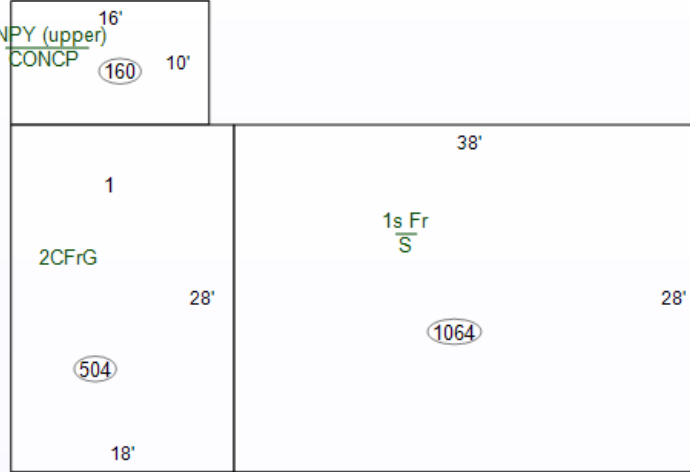
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1064	1064	\$110,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1064	0	\$0	
				Total Base	\$110,000

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1064	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$114,000
Sub-Total, 1 Units		\$114,000

Exterior Features (+)	\$2,500	\$116,500
Garages (+) 504 sqft	\$20,100	\$136,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$116,110

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	Wood Fr	C	1964	1974	51	F			0.85		1,064 sqft	\$116,110	45%	\$63,860	0%	100%	1.260	1.000	100.00	0.00	0.00	\$80,500