

89-16-28-200-103.000-028

General Information

Parcel Number
89-16-28-200-103.000-028

Local Parcel Number
46-28-200-103.000-15

Tax ID:
015-02141-00

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
4628200

Location Address (1)
1825 MIDDLEBORO PIKE
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Water, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Improving

Printed Tuesday, April 29, 2025

Review Group 2029

LOVELL, WILLIAM A & NUTTIYA

Ownership

LOVELL, WILLIAM A & NUTTIYA
1825 STATE ROAD 227 N
RICHMOND, IN 47374

Legal

PT SW D NE SEC 28-14-1 0.68A



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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Other (external)	Valuation Method	Other (external)	Other (external)	Other (external)	Other (external)	Other (external)
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$13,100	Land	\$13,100	\$13,100	\$13,100	\$13,100	\$13,100
\$13,100	Land Res (1)	\$13,100	\$13,100	\$13,100	\$13,100	\$13,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$78,100	Improvement	\$78,100	\$78,100	\$78,100	\$78,100	\$78,100
\$74,400	Imp Res (1)	\$74,400	\$74,400	\$74,400	\$74,400	\$74,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$3,700	Imp Non Res (3)	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700
\$91,200	Total	\$91,200	\$91,200	\$91,200	\$91,200	\$91,200
\$87,500	Total Res (1)	\$87,500	\$87,500	\$87,500	\$87,500	\$87,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$3,700	Total Non Res (3)	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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
9	A		0	0.620000	1.41	\$20,900	\$29,469	\$18,271	0%	1.0000	100.00	0.00	0.00	\$18,270
82	A	GE	0	0.060000	1.02	\$2,390	\$2,438	\$146	-100%	1.0000	0.00	100.00	0.00	\$00

1825 MIDDLEBORO PIKE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/12/2013	LOVELL, WILLIAM A	2013003183	WD	/		I
02/20/2013	LOVELL, WILLIAM A	2013001448	WD	/	\$89,000	I
08/06/2010	WILLIAMS, ESTHER A	2010005641	SA	/		I
01/01/1900	WILLIAMS, JOHN M J	2010005641	SA	/		I

511, 1 Family Dwell - Unplatted (0 to 9.9

Res

WAYNE-154158 (015 N/E)/1 1/2

Notes

10/19/2020 Misc: 2021 GENERAL REVAL

Land Computations

Calculated Acreage	0.68
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.68
81 Legal Drain NV	0.00
82 Public Roads NV	0.06
83 UT Towers NV	0.00
9 Homesite	0.62
91/92 Acres	0.00
Total Acres Farmland	0.00
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	\$18,300
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$18,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,300

General Information

OccupancySingle-Family
DescriptionResidential Dwelling
Story Height1
StyleN/A
Finished Area1283 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, Roof Extension	51	\$1,000
Patio, Concrete	240	\$1,900

Plumbing

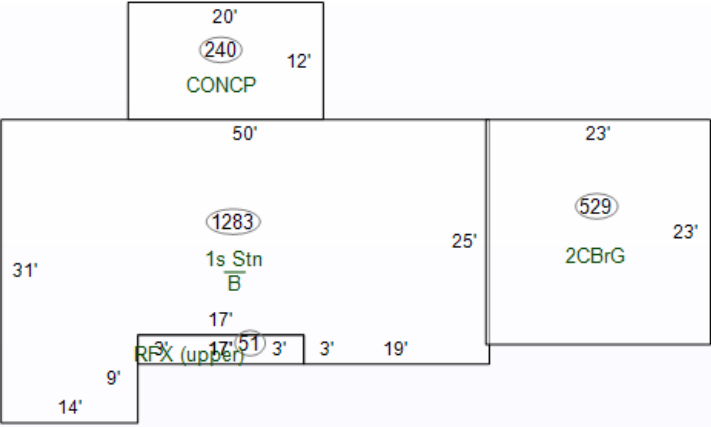
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	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	8	1283	1283	\$135,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1283	0	\$40,900	
Crawl					
Slab					

	Total Base	\$176,100
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Adjustments	1 Row Type Adj. x 1.00	\$176,100
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Unfin Int (-)		\$0
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Ex Liv Units (+)		\$0
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Rec Room (+)	2:600	\$6,700
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Loft (+)		\$0
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Fireplace (+)	MS:1 MO:2	\$8,000
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No Heating (-)		\$0
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A/C (+)	1:1283	\$4,400
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No Elec (-)		\$0
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Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
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Spec Plumb (+)		\$0
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Elevator (+)		\$0
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	Sub-Total, One Unit	\$196,800
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	Sub-Total, 1 Units	
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Exterior Features (+)	\$2,900	\$199,700
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Garages (+) 529 sqft	\$22,300	\$222,000
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Quality and Design Factor (Grade)		1.00
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Location Multiplier		0.85
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	Replacement Cost	\$188,700
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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: Residential Dwelling	1	Stone	C	1961	1961	64 F		0.85		2,566 sqft	\$188,700	47%	\$100,010	12%	100%	1.270	1.000	100.00	0.00	0.00	\$111,800
2: Wood Deck- Treated pine	1		C	2013	2013	12 A		0.85		13'x15'	\$3,910	11%	\$3,480	0%	100%	1.270	1.000	100.00	0.00	0.00	\$4,400