

General Information

Parcel Number 89-16-28-310-125.000-031
Local Parcel Number 46-28-310-125.000-30

Tax ID: 030-00075-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 031 (Local 030) SPRING GROVE TOWN
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 304405-030 WAYNE-304405 (030)
Section/Plat 4628310
Location Address (1) 1016 OAK 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 2030

Ownership

STOUT, JULIE S
1016 OAK DR
RICHMOND, IN 47374

Legal

PT LOT 50 X 160.9 FT SW SEC 28-14-1 PT LOT 25 X 160.9 FT SW SEC 28-14-1 SUBJ TO 20 FT ST DED ENT S SIDE



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for years 2025, 2024, 2023, 2022, and 2021.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

Table with 15 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 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for 12/11/2018 and 01/01/1900.

Notes

10/27/2020 Misc: 2021 GENERAL REVAL

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 932 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, Open Frame	144	\$8,300
Patio, Concrete	84	\$600
Porch, Enclosed Masonry	260	\$17,300

**Plumbing**

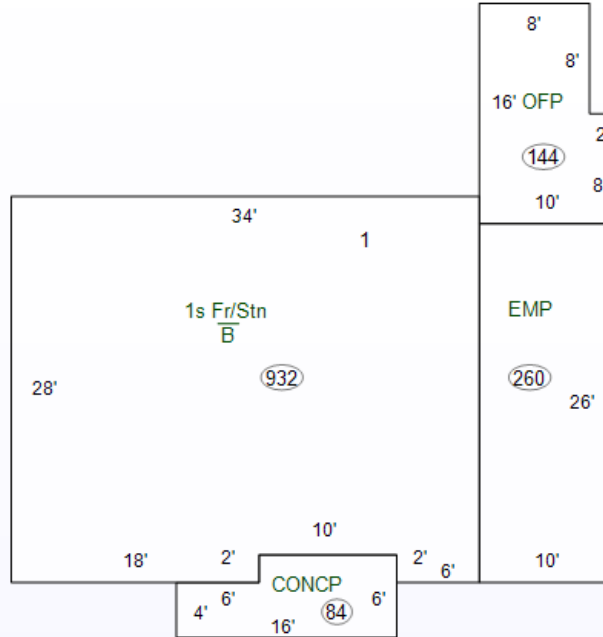
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	1
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>4</b>

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	91A	932	932	\$100,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		932	0	\$33,100	
Crawl					
Slab					

**Total Base** \$133,800  
**Adjustments** 1 Row Type Adj. x 1.00 \$133,800

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 (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$138,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$26,200	\$164,500
Garages (+) 0 sqft	\$0	\$164,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

**Replacement Cost** \$125,843

**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	1/6 Maso	D+2	1940	1940	85	F			0.85		1,864 sqft	\$125,843	65%	\$44,040	0%	100%	1.140	1.000	100.00	0.00	0.00	\$50,200
2: Detached Garage/Boat H	1	Wood Fr	C	1963	1963	62	A		\$41.81	0.85	\$35.54	24'x24'	\$20,470	42%	\$11,870	0%	100%	1.140	1.000	100.00	0.00	0.00	\$13,500