

General Information

Parcel Number 89-16-28-400-204.000-028
Local Parcel Number 46-28-400-204.000-15

Tax ID: 015-01727-00

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 4628400
Location Address (1) 1652 MIDDLEBORO PIKE 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 Improving

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

COX, CHRISTOPHER A & KAREN R
1652 MIDDLEBORO PIKE
RICHMOND, IN 47374

Legal

PT SE 28-14-1 1.00A; PT SE 28-14-1 1.548A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/22/2014 to 01/01/1900.

Notes

11/9/2020 Misc: 2021 GENERAL REVAL

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 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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. Rows include land parcels 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.55), Actual Frontage (0), Developer Discount, Parcel Acreage (2.55), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.07), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.48), 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 (\$20,900), 91/92 Value (\$3,600), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$3,600), CAP 3 Value (\$0), Total Value (\$24,500).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2007 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	130	\$10,600
Stoop, Masonry	92	\$3,200
Patio, Brick	588	\$9,900
Patio, Brick	293	\$5,100

Plumbing

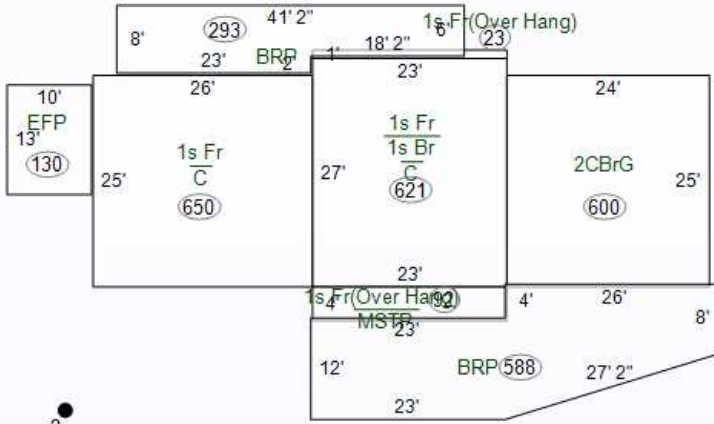
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	93	1271	1271	\$129,000	
2	1Fr	736	736	\$43,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1271	0	\$8,700	
Slab					

Total Base \$180,900

Adjustments 1 Row Type Adj. x 1.00 \$180,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1271 2:736	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$190,800

Sub-Total, 1 Units

Exterior Features (+)	\$28,800	\$219,600
Garages (+) 600 sqft	\$25,800	\$245,400
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

Replacement Cost \$229,449

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	2	2/6 Maso	C+2	1971	1971	54	A		0.85		2,007 sqft	\$229,449	40%	\$137,670	0%	100%	1.270	1.000	100.00	0.00	0.00	\$174,800
2: Detached Garage/Boat H	1	Wood Fr	C	1983	1983	42	G	\$34.59	0.85	\$29.40	28'x34'	\$27,990	28%	\$20,150	0%	100%	1.270	1.000	100.00	0.00	0.00	\$25,600