

89-16-28-400-215.000-028

RICHARDSON, BRIAN LEE

1536 MIDDLEBORO PIKE

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-154158 (015 N/E)/1

1/2

General Information

Parcel Number 89-16-28-400-215.000-028
Local Parcel Number 46-28-400-215.000-15

Tax ID: 015-01645-00

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)
1536 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

RICHARDSON, BRIAN LEE
1536 MIDDLEBORO PIKE
RICHMOND, IN 47374

Legal

PT S 1/2 SE SEC 28-14-1 0.35A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/17/2017 and 01/01/1900 transactions.

Notes

10/19/2020 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 2025, 2024, 2023, 2022, and 2021.

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 9 and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.35), Actual Frontage (0), Developer Discount, Parcel Acreage (0.35), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.04), 83 UT Towers NV (0.00), 9 Homesite (0.31), 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 (\$11,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$11,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,900).

Data Source External Only

Collector 10/01/2020 ts

Appraiser 10/19/2020 gw

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1488 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	160	\$11,600
Porch, Open Frame	176	\$9,200

Plumbing

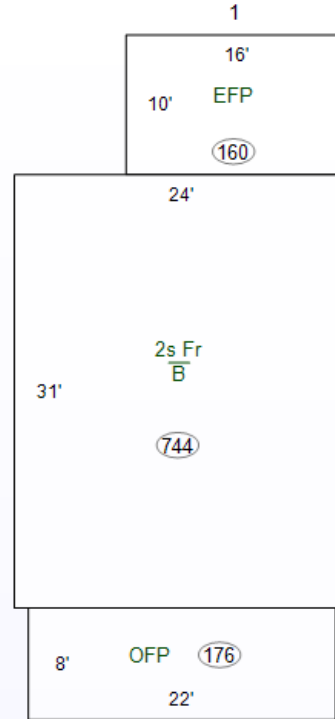
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	744	744	\$84,500	
2	1Fr	744	744	\$44,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		744	0	\$29,600	
Crawl					
Slab					

Total Base \$158,100

Adjustments 1 Row Type Adj. x 1.00 \$158,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
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 \$158,100

Sub-Total, 1 Units

Exterior Features (+)	\$20,800	\$178,900
Garages (+) 0 sqft	\$0	\$178,900
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$136,859

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	Wood Fr	D+2	1820	1820	205	A		0.85		2,232 sqft	\$136,859	50%	\$68,430	0%	100%	1.270	1.000	100.00	0.00	0.00	\$86,900
2: Detached Garage	1	Wood Fr	C	1972	1972	53	F	\$41.81	0.85	\$35.54	24'x24'	\$20,470	45%	\$11,260	0%	100%	1.270	1.000	100.00	0.00	0.00	\$14,300