

89-16-32-210-214.000-031

General Information

Parcel Number
89-16-32-210-214.000-031

Local Parcel Number
46-32-210-214.000-30

Tax ID:
030-00196-00

Routing Number

Property Class 680
Exempt, Charitable Organization

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 031 (Local 030)
SPRING GROVE TOWN

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 154172-030
WAYNE COM-154172 (030)

Section/Plat
4632210

Location Address (1)
SUNSET DR
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
WAYNE COM-154172 (030)

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

CARDINAL GREENWAY INC

Ownership

CARDINAL GREENWAY INC
700 E WYSOR ST
MUNCIE, IN 47305

Legal

PT NE SEC 32-14-1 PT LOT 4 NEWMAN

SUNSET DR

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 CARDINAL GREENW CO /

680, Exempt, Charitable Organization

WAYNE COM-154172 (030)/ 1/2

Notes

12/28/2021 Misc: 2022 GENERAL REVAL
7/12/2017 Misc: 2018 GENERAL REVALUATION



Exempt

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
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☒	☒	☒	☒
\$3,500	Land	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$3,500	Land Non Res (3)	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
\$2,600	Improvement	\$2,600	\$2,700	\$2,700	\$2,700	\$2,500
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,600	Imp Non Res (3)	\$2,600	\$2,700	\$2,700	\$2,700	\$2,500
\$6,100	Total	\$6,100	\$6,200	\$6,200	\$6,200	\$6,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$6,100	Total Non Res (3)	\$6,100	\$6,200	\$6,200	\$6,200	\$6,000

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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
11	A		0	0.126	1.00	\$15,000	\$15,000	\$1,890	0%	1.0000	0.00	0.00	100.00	\$1,890
14	A		0	1.054	1.00	\$1,500	\$1,500	\$1,581	0%	1.0000	0.00	0.00	100.00	\$1,580

Land Computations

Calculated Acreage	1.18
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.18
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	1.18
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	\$0
CAP 2 Value	\$0
CAP 3 Value	\$3,500
Total Value	\$3,500

General Information

Occupancy

Description

Story Height

Style

Finished Area

Make

Paving

Paving

0

N/A

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
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Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
		Total Base			
Adjustments		Row Type Adj.			
Unfin Int (-)					
Ex Liv Units (+)					
Rec Room (+)					
Loft (+)					
Fireplace (+)					
No Heating (-)					
A/C (+)					
No Elec (-)					
Plumbing (+ / -)					
Spec Plumb (+)					
Elevator (+)					
Sub-Total, One Unit					\$0
Sub-Total, 1 Units					
Exterior Features (+)				\$0	\$0
Garages (+) 0 sqft				\$0	\$0
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.85
Replacement Cost					\$13,137

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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: Paving	1	Asphalt	C	2002	2002	23	A	\$2.81	0.85	\$2.39	5,500 sqft	\$13,137	80%	\$2,630	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,600