

General Information

Parcel Number 89-16-32-220-306.000-031
Local Parcel Number 46-32-220-306.000-30

Tax ID: 030-00014-00

Routing Number 4632220-038

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 4632220

Location Address (1)
13 SUNSET DR
RICHMOND, IN 47374

Zoning

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

STRUNK, NATHAN L
13 SUNSET DR
RICHMOND, IN 47374

Legal

LOT 26 SPRING GROVE HEIGHTS



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/06/2011 to 01/01/1900.

Notes

11/29/2021 Misc: 2022 GENERAL REVALUATION
12/21/2020 Misc: 2021 REVIEW: RENTAL STATUS 12-21-2020

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 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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. Row shows data for F, F, 102, 102x118, 0.99, \$242, \$240, \$24,480, 0%, 1.0000, 100.00, 0.00, 0.00, \$24,480.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.28), Actual Frontage (102), Developer Discount, Parcel Acreage (0.28), 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 (0.28), 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 (\$24,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$24,500).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1736 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
Wood Deck	192	\$4,600
Canopy, Roof Extension	80	\$1,300
Stoop, Masonry	80	\$2,700

Plumbing

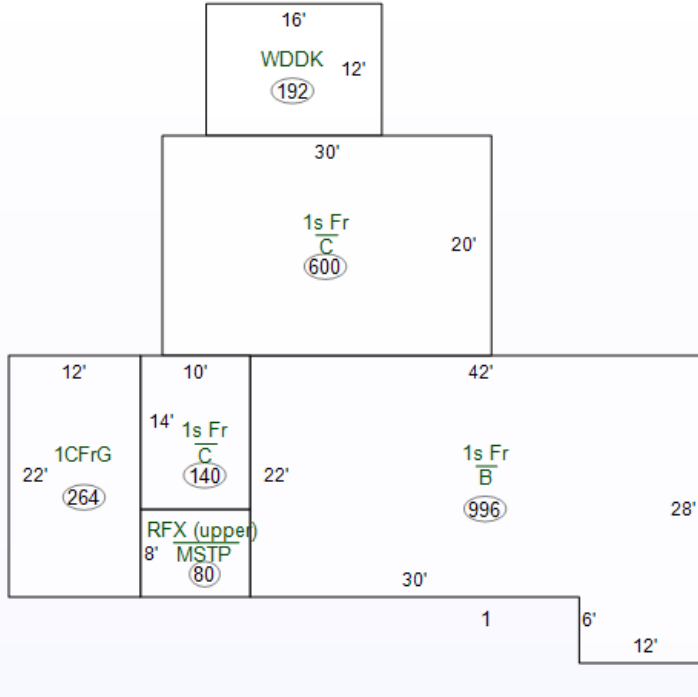
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1736	1736	\$149,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	996	0	\$34,600	
Crawl	740	0	\$6,700	
Slab				

Total Base	\$190,400
Adjustments	1 Row Type Adj. x 1.00
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1736 \$5,200
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$202,500
Sub-Total, 1 Units	
Exterior Features (+)	\$8,600 \$211,100
Garages (+) 264 sqft	\$12,800 \$223,900
Quality and Design Factor (Grade)	1.05
Location Multiplier	0.85
Replacement Cost	\$199,831

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	Wood Fr	C+1	1953	1953	72	A		0.85		2,732 sqft	\$199,831	45%	\$109,910	40%	100%	1.140	1.000	100.00	0.00	0.00	\$75,200