General Information

Parcel Number
89-16-34-440-103.000-030

Local Parcel Number
46-34-440-103.000-29

Tax ID:
029-25297-00

Routing Number
4634440-003

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294291-029
WAYNE-294291 (029)

Section/Plat
4634440

Location Address (1)
48 ELKS COUNTRY CLUB RD
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2025

Ownership

WIERZBINSKI, ROB & CHRISTINE
48 ELKS RD
RICHMOND, IN 47374

Legal

PT SE D SEC 34-14-1 80.3 X 112 FT WATER WORKS RD 0.206A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/29/2010	WIERZBINSKI, ROB &	2010004678	SW	/	$50,000	V
03/17/2010	FEDERAL NATIONAL	2010001792	SH	/	$77,590	I
01/01/1900	WAGERS, GRADEN L	2010001792	SH	/	$77,590	I

Notes

11/10/2020 Misc: 2021 GENERAL REVAL

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$13,900	**Land**	**$13,900**	**$13,900**	**$13,900**	**$13,900**	**$13,900**
$13,900	Land Res (1)	$13,900	$13,900	$13,900	$13,900	$13,900
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$73,800	**Improvement**	**$73,800**	**$74,600**	**$67,000**	**$67,300**	**$67,300**
$73,800	Imp Res (1)	$73,800	$74,600	$67,000	$67,300	$67,300
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$87,700	**Total**	**$87,700**	**$88,500**	**$80,900**	**$81,200**	**$81,200**
$87,700	Total Res (1)	$87,700	$88,500	$80,900	$81,200	$81,200
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		80	80x112	0.87	$200	$174	$13,920	0%	100%	1.0000	$13,920

Data Source External Only **Collector** 10/01/2020 ts **Appraiser** 11/10/2020 gw

Land Computations

Calculated Acreage	0.21
Actual Frontage	80
Developer Discount	☐
Parcel Acreage	0.21
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	0.21
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$13,900
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$13,900**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1172 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

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

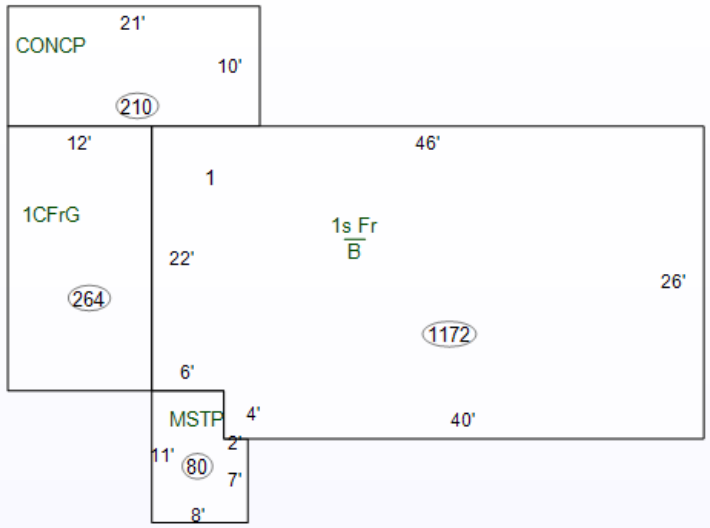
Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Patio, Concrete	210	$1,200
Stoop, Masonry	80	$2,100



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1172	1172	$88,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1172	0	$29,500	
Crawl					
Slab					
			Total Base		$118,100
Adjustments			**1 Row Type Adj. x 1.00**		$118,100
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)				2:500	$4,500
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1172	$3,200
No Elec (-)					$0
Plumbing (+ / -)				7 – 5 = 2 x $800	$1,600
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$127,400
				Sub-Total, 1 Units	
Exterior Features (+)				$3,300	$130,700
Garages (+) 264 sqft				$9,900	$140,600
				Quality and Design Factor (Grade)	1.00
				Location Multiplier	0.87
				Replacement Cost	$122,322

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Wood Frame	C	1960	1960	63	A		0.87		2,344 sqft	$122,322	42%	$70,950	0%	100%	1.040	1.0000	$73,800

Total all pages $73,800 **Total this page** $73,800