

89-16-34-440-103.000-030

WIERZBINSKI, ROB & CHRISTIN

48 ELKS COUNTRY CLUB RD 511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294291 (029)/2942

1/2

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: 2025

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 Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

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

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/29/2010 to 01/01/1900.

Notes

8/13/2024 Misc: 2025 GENERAL REVALUATION
11/10/2020 Misc: 2021 GENERAL REVAL

Res

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 values for years 2022-2025.

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

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source External Only

Collector 07/26/2024 js

Appraiser 08/13/2024 Nexus

Total Value \$18,700

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

Exterior Features

Description	Area	Value
Patio, Concrete	210	\$1,500
Stoop, Masonry	80	\$2,700

Plumbing

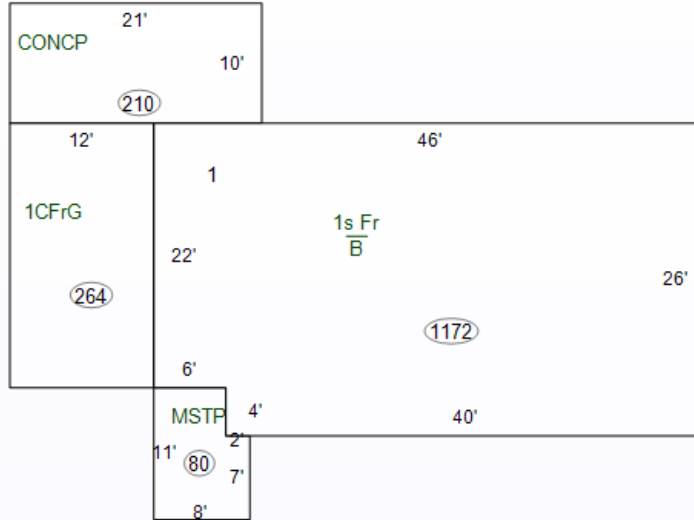
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1172	1172	\$116,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1172	0	\$38,600	
Crawl				
Slab				

Total Base \$154,800

Adjustments 1 Row Type Adj. x 1.00 \$154,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:500	\$6,000
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1172	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$166,600

Sub-Total, 1 Units

Exterior Features (+)	\$4,200	\$170,800
Garages (+) 264 sqft	\$12,800	\$183,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$156,060

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1960	1960	65	A			0.85		2,344 sqft	\$156,060	42%	\$90,510	0%	100%	1.100	1.000	100.00	0.00	0.00	\$99,600