

89-17-12-300-202.008-028

BLACKWELL, JON JR & MICHEL

2078 VI POST RD

510, 1 Family Dwell - Platted Lot

WAYNE-154158 (015 S/W)/1 1/2

General Information

Parcel Number 89-17-12-300-202.008-028
Local Parcel Number 49-12-300-202.080-15

Tax ID: 015-02067-09

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154158-015 S/W WAYNE-154158 (015 S/W)
Section/Plat 4912300
Location Address (1) 2078 VI POST RD RICHMOND, IN 47374

Ownership

BLACKWELL, JON JR & MICHELE A
2078 VI POST RD
RICHMOND, IN 47374

Legal

LOT 4 CLEAR CREEK HTS SUB DIV SEC 2
2.156A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 06/20/2012 to 01/01/1900.

Notes

9/19/2023 Misc: 2024 GENERAL REVALUATION
10/10/2019 Misc: 2020 GENERAL REVAL
12/17/2018 Misc: 2020: CHANGE GARAGE AND RFX/CONC TO LIVING SPACE...



Res

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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Improving

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$26,500.

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 09/13/2023 js

Appraiser 09/19/2023 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	4022 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Frame	234	\$10,900
Patio, Treated Pine (Terraced)	569	\$5,600
Patio, Brick	490	\$8,300
Porch, Open Frame	330	\$14,600

Plumbing

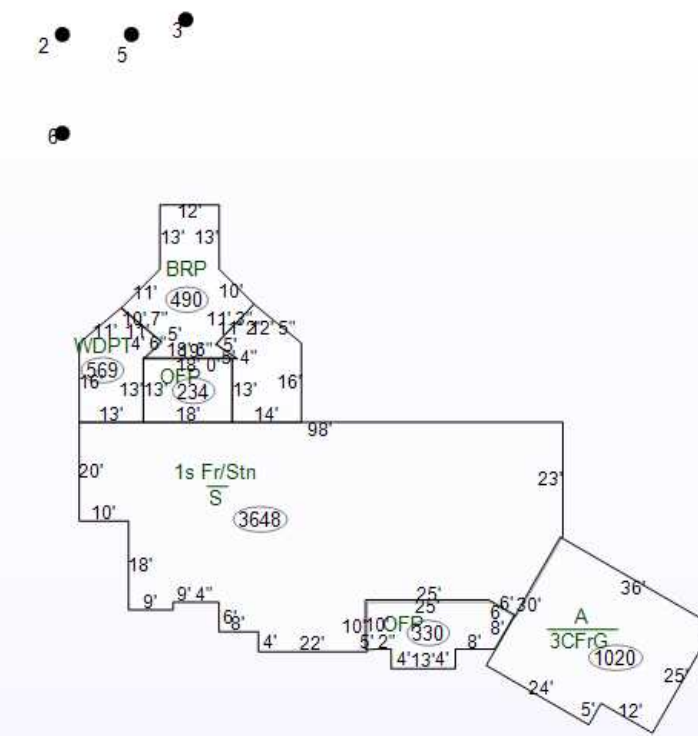
#	TF
Full Bath	3 9
Half Bath	1 2
Kitchen Sinks	2 2
Water Heaters	1 1
Add Fixtures	1 1
Total	8 15

Accommodations

Bedrooms	5
Living Rooms	2
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	3648	3648	\$283,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1020	374	\$14,600	
Bsmt				
Crawl				
Slab	3648	0	\$0	

Total Base \$298,100

Adjustments 1 Row Type Adj. x 1.00 \$298,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:3648 A:374	\$11,200
No Elec (-)		\$0
Plumbing (+ / -)	15 - 5 = 10 x \$800	\$8,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$317,300

Sub-Total, 1 Units

Exterior Features (+)	\$39,400	\$356,700
Garages (+) 1020 sqft	\$37,100	\$393,800
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$351,467

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	1/6 Maso	C+1	1995	2010	15	A		0.85		4,668 sqft	\$351,467	14%	\$302,260	0%	100%	1.280	1.000	100.00	0.00	0.00	\$386,900
2: Lean-to	1	Earth Flo	C	2012	2012	13	A	\$5.58	0.85		12'x44' x 10'	\$2,504	25%	\$1,880	0%	100%	1.280	1.000	0.00	0.00	100.00	\$2,400
3: Lean-to	1	Earth Flo	C	2012	2012	13	A	\$5.58	0.85		12'x44' x 10'	\$2,504	25%	\$1,880	0%	100%	1.280	1.000	0.00	0.00	100.00	\$2,400
4: Lean-To	1	Earth Flo	C	2012	2012	13	A	\$5.58	0.85		12'x18' x 10'	\$1,024	25%	\$770	0%	100%	1.280	1.000	0.00	0.00	100.00	\$1,000
5: Type 3 Barn	1	T3AW	C	2012	2012	13	A	\$21.76	0.85		17' x 44' x 20'	\$15,078	25%	\$11,310	0%	100%	1.280	1.000	0.00	0.00	100.00	\$14,500
6: Utility Shed	1	SV	D	2012	2012	13	A		0.85		14'x18'		40%		0%	100%	1.280	1.000	0.00	0.00	100.00	\$0