General Information

Parcel Number
89-17-12-300-239.000-028

Local Parcel Number
49-12-300-239.000-15

Tax ID:
015-00141-00

Routing Number

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

Year: 2023

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)
2202 VI POST RD
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Improving

Printed Monday, May 1, 2023
Review Group 2024

Ownership

ELLISON, DONALD F & CHERYL L
2202 VI POST RD
RICHMOND, IN 47374

Legal

PT SW 12-13-2 2.26A; PT NW 13-13-2 1.63A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/18/2007	ELLISON, DONALD F		CO	/	$0	I
01/01/1900	HORNSBY, RONALD		CO	/	$0	I

Notes

10/10/2019 Misc: 2020 GENERAL REVAL

8/22/2019 Misc: 2020: COMBINE WITH PARCEL# 015-00141-01 PER A/C # 8106

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	☐	☐	☐	☐	☐
$25,500	**Land**	**$25,500**	**$25,500**	**$25,500**	**$24,800**	**$19,100**
$15,500	Land Res (1)	$15,500	$15,500	$15,500	$15,000	$15,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$10,000	Land Non Res (3)	$10,000	$10,000	$10,000	$9,800	$4,100
$144,900	**Improvement**	**$144,900**	**$151,800**	**$138,200**	**$135,900**	**$131,000**
$117,000	Imp Res (1)	$117,000	$124,300	$113,500	$111,600	$106,600
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$27,900	Imp Non Res (3)	$27,900	$27,500	$24,700	$24,300	$24,400
$170,400	**Total**	**$170,400**	**$177,300**	**$163,700**	**$160,700**	**$150,100**
$132,500	Total Res (1)	$132,500	$139,800	$129,000	$126,600	$121,600
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$37,900	Total Non Res (3)	$37,900	$37,500	$34,700	$34,100	$28,500

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.000000	1.00	$15,500	$15,500	$15,500	0%	100%	1.0000	$15,500
91	A		0	2.790000	1.00	$3,600	$3,600	$10,044	0%	0%	1.0000	$10,040
82	A	GE	0	0.100000	1.02	$1,900	$1,938	$194	-100%	0%	1.0000	$00

Data Source External Only **Collector** 07/05/2019 ts **Appraiser** 10/10/2019 Gavin Wicks

Land Computations

Calculated Acreage	3.89
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	3.89
81 Legal Drain NV	0.00
82 Public Roads NV	0.10
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	2.79
Total Acres Farmland	0.00
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	$15,500
91/92 Value	$10,000
Supp. Page Land Value	
CAP 1 Value	$15,500
CAP 2 Value	$0
CAP 3 Value	$10,000
Total Value	**$25,500**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1512 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☐ Carpet
- ☑ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☐ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Plumbing

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

Accommodations

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

Heat Type

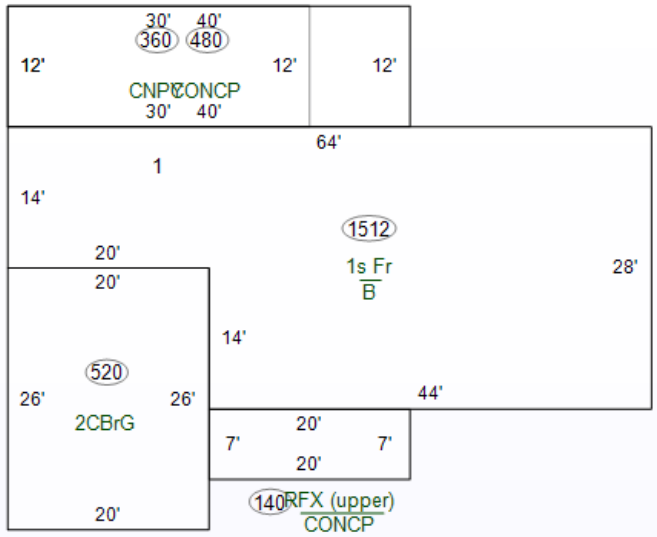
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Canopy, Shed Type	360	$1,900
Patio, Concrete	480	$2,600
Patio, Concrete	140	$900
Canopy, Roof Extension	140	$1,600



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1512	1512	$101,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1134	0	$28,600	
Crawl					
Slab					
			Total Base		$130,500
Adjustments			**1 Row Type Adj. x 1.00**		$130,500
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1 MO:1	$4,500
No Heating (-)					$0
A/C (+)				1:1512	$3,600
No Elec (-)					$0
Plumbing (+ / -)				7 – 5 = 2 x $800	$1,600
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$140,200
				Sub-Total, 1 Units	
Exterior Features (+)				$7,000	$147,200
Garages (+) 520 sqft				$15,700	$162,900
				Quality and Design Factor (Grade)	1.05
				Location Multiplier	0.87
				Replacement Cost	$148,809

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+1	1967	1977	46	A		0.87		2,646 sqft	$148,809	35%	$96,730	0%	100%	1.210	1.0000	$117,000
2: Detached Garage/Boat	0%	1	Brick	C	1998	1998	25	A	$30.35	0.87	$26.40	28'x40'	$29,573	22%	$23,070	0%	100%	1.210	1.0000	$27,900