

89-17-12-300-239.000-028

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: 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)
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 Tuesday, April 29, 2025

Review Group 2028

ELLISON, DONALD F & CHERYL

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



2202 VI POST RD

Transfer of Ownership

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

511, 1 Family Dwell - Unplatted (0 to 9.9

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

Notes

9/18/2023 Misc: 2024 GENERAL REVALUATION
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)

2025	Assessment Year	2025	2024	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	10/24/2024	04/17/2024	04/20/2023	04/22/2022
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	☐	☒	☐	☐	☐
\$34,300	Land	\$34,300	\$29,100	\$29,100	\$25,500	\$25,500
\$20,900	Land Res (1)	\$20,900	\$17,700	\$17,700	\$15,500	\$15,500
\$0	Land Non Res (2)	\$0	\$0	\$11,400	\$0	\$0
\$13,400	Land Non Res (3)	\$13,400	\$11,400	\$0	\$10,000	\$10,000
\$196,200	Improvement	\$196,200	\$164,500	\$164,500	\$144,900	\$151,800
\$158,200	Imp Res (1)	\$158,200	\$133,500	\$164,500	\$117,000	\$124,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$38,000	Imp Non Res (3)	\$38,000	\$31,000	\$0	\$27,900	\$27,500
\$230,500	Total	\$230,500	\$193,600	\$193,600	\$170,400	\$177,300
\$179,100	Total Res (1)	\$179,100	\$151,200	\$182,200	\$132,500	\$139,800
\$0	Total Non Res (2)	\$0	\$0	\$11,400	\$0	\$0
\$51,400	Total Non Res (3)	\$51,400	\$42,400	\$0	\$37,900	\$37,500

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.000000	1.00	\$20,900	\$20,900	\$20,900	0%	1.0000	100.00	0.00	0.00	\$20,900
91	A		0	2.790000	1.00	\$4,800	\$4,800	\$13,392	0%	1.0000	0.00	0.00	100.00	\$13,390
82	A	GE	0	0.100000	1.02	\$2,390	\$2,438	\$244	-100%	1.0000	0.00	100.00	0.00	\$00

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 / Classified Value	\$0
Homesite(s) Value	\$20,900
91/92 Value	\$13,400
Supp. Page Land Value	
CAP 1 Value	\$20,900
CAP 2 Value	\$0
CAP 3 Value	\$13,400
Total Value	\$34,300

General Information

OccupancySingle-Family
DescriptionResidential Dwelling
Story Height1
StyleN/A
Finished Area1512 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
Canopy, Shed Type	360	\$2,500
Patio, Concrete	480	\$3,700
Patio, Concrete	140	\$1,200
Canopy, Roof Extension	140	\$2,100

Plumbing

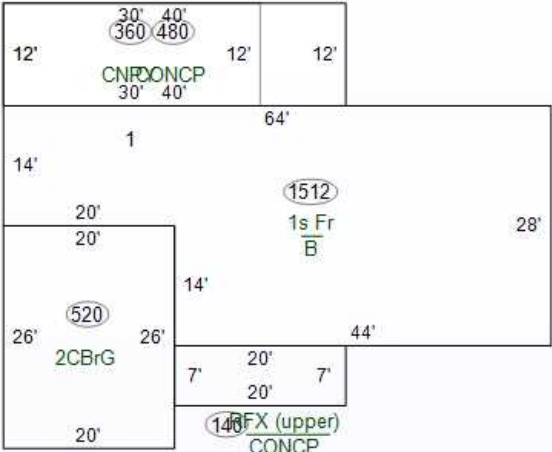
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	1	1
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1512	1512	\$134,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1134	0	\$37,500	
Crawl					
Slab					

Total Base \$172,000

Adjustments 1 Row Type Adj. x 1.00 \$172,000

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	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$182,900

Sub-Total, 1 Units

Exterior Features (+)	\$9,500	\$192,400
Garages (+) 520 sqft	\$20,700	\$213,100
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
Replacement Cost		\$190,192

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	1967	1977	48 A		0.85		2,646 sqft	\$190,192	35%	\$123,620	0%	100%	1.280	1.000	100.00	0.00	0.00	\$158,200
2: Detached Garage/Boat H	1	Brick	C	1998	1998	27 A	\$41.01	0.85	\$34.86	28'x40'	\$39,042	24%	\$29,670	0%	100%	1.280	1.000	0.00	0.00	100.00	\$38,000
3: Utility Shed	1	SV	D	1998	1998	27 A		0.85		12'x16'		60%		0%	100%	1.280	1.000	0.00	0.00	100.00	\$0
4: Utility Shed	1	SV	D	2000	2000	25 A		0.85		10'x22'		55%		0%	100%	1.280	1.000	0.00	0.00	100.00	\$0
5: Utility Shed 02	1	SV	D	2000	2000	25 A		0.85		10'x12'		55%		0%	100%	1.280	1.000	0.00	0.00	100.00	\$0