

89-17-12-300-402.007-028

COLE, ERIC W & CORINNE R

2081 VI POST RD

510, 1 Family Dwell - Platted Lot

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

General Information

Parcel Number 89-17-12-300-402.007-028
Local Parcel Number 49-12-300-402.070-15

Tax ID: 015-02067-08

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) 2081 VI POST 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 Improving

Printed Tuesday, April 29, 2025
Review Group 2028

Ownership

COLE, ERIC W & CORINNE R
2081 VI POST RD
RICHMOND, IN 47374

Legal

LOT 3 CLEAR CREEK HTS SUB DIV SEC II
3.459A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/20/2018 to 01/01/1900.

Notes

9/19/2023 Misc: 2024 GENERAL REVALUATION
11/2/2018 Misc: SFD EFF YR 2007, COND G / CORRECT WDDK SIZE / REMOVE POOL, WDDK, UTILITY SHED PER F/C TOWNSHIP ASSESSOR 8/29/2018

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 valuation data for years 2023 and 2024.

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. Rows show data for land types 9 and 91.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (3.46), Actual Frontage (0), Developer Discount, Parcel Acreage (3.46), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.46), 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 (\$11,800), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$0), CAP 3 Value (\$11,800), Total Value (\$32,700).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1405 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
Stoop, Masonry	90	\$3,200
Canopy, Roof Extension	90	\$1,600
Wood Deck	576	\$11,300

Plumbing

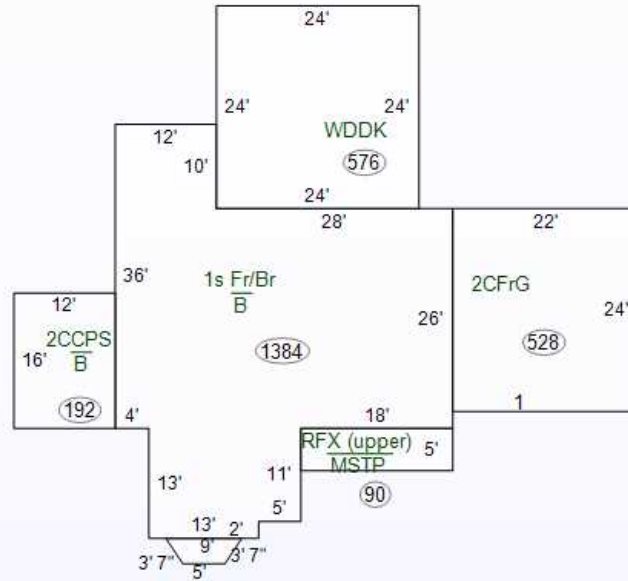
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1405	1405	\$133,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1576	0	\$46,500	
Crawl					
Slab					

Total Base \$180,000

Adjustments 1 Row Type Adj. x 1.00 \$180,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1405	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$192,500

Sub-Total, 1 Units

Exterior Features (+)	\$16,100	\$208,600
Garages (+) 720 sqft	\$23,900	\$232,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$207,506

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	2/6 Maso	C+1	1995	1995	30	A		0.85		2,981 sqft	\$207,506	24%	\$157,700	0%	100%	1.280	1.000	100.00	0.00	0.00	\$201,900
2: Lean-To	1	Earth Flo	C	2000	2000	25	A	\$1.13	0.85		14'x8' x 0'	\$108	45%	\$60	0%	100%	1.280	1.000	0.00	0.00	100.00	\$100
3: Utility Shed	1	SV	C	2000	2000	25	A		0.85		14'x12'		55%		0%	100%	1.280	1.000	0.00	0.00	100.00	\$0