

General Information

Parcel Number
89-18-03-220-101.066-030

Local Parcel Number
50-03-220-101.667-29

Tax ID:
029-15482-68

Routing Number
5003220-063

Property Class 550
Condominium Unit - Platted Lot

Ownership

PKC PROPERTIES LLC
3305 PARTRIDGE LN
RICHMOND, IN 47374

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|------------|------|-----------|----------------|-----|
| 01/30/2024 | PKC PROPERTIES LL | 2024000626 | WD | / | \$170,000 | I |
| 06/04/2021 | MARKLEY, VERGIE | 2021005601 | WD | / | \$149,000 | V |
| 06/13/2019 | BRUMMETT REAL ES | 2019004424 | WD | / | \$127,000 | V |
| 12/03/2014 | SHADDAY, R BLAIR | 2014008940 | WD | / | \$88,000 | V |
| 05/02/2013 | WONG, ALEX SHIU-M | 2013003877 | WD | / | \$82,500 | I |
| 01/01/1900 | RYDER, RICHARD S | 2013003877 | WD | / | \$82,500 | I |

Notes

1/24/2020 Misc: SDF review-changed eff age-RC
5/30/2018 Misc: 2019 GENERAL REVALUATION
3/13/2018 Misc: move to nbhd 293355 per nexus

Legal

UNIT D OF LOT 37 AMENDED PLAT THE ARBORS



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 293355-029
WAYNE ARBOR PLATS III-293355

Section/Plat
5003220

Location Address (1)
301 ROSE HILL LN
RICHMOND, IN 47374

Valuation Records (Work In Progress values are not certified values and are subject to change)

| 2025 | 2025 | 2024 | 2023 | 2022 | 2021 |
|------------------|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP | Assessment Year | AA | AA | AA | AA |
| 02/19/2025 | Reason For Change | AA | AA | AA | AA |
| Indiana Cost Mod | As Of Date | 04/22/2025 | 04/17/2024 | 04/20/2023 | 04/16/2021 |
| 1.0000 | Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| | Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| | Notice Required | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$21,900 | Land | \$21,900 | \$18,600 | \$16,300 | \$16,300 |
| \$21,900 | Land Res (1) | \$21,900 | \$18,600 | \$16,300 | \$16,300 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 |
| \$122,900 | Improvement | \$122,900 | \$104,900 | \$93,100 | \$95,200 |
| \$122,900 | Imp Res (1) | \$122,900 | \$104,900 | \$93,100 | \$95,200 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 |
| \$144,800 | Total | \$144,800 | \$123,500 | \$109,400 | \$111,500 |
| \$144,800 | Total Res (1) | \$144,800 | \$123,500 | \$109,400 | \$111,500 |
| \$0 | Total Non Res (2) | \$0 | \$0 | \$0 | \$0 |
| \$0 | Total Non Res (3) | \$0 | \$0 | \$0 | \$0 |

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 | CTB | 0 | 0.040000 | 3.00 | \$182,400 | \$547,200 | \$21,888 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$21,890 |

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Rolling

Public Utilities **ERA**
Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.04 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.04 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.00 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.04 |
| 91/92 Acres | 0.00 |
| 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 | \$21,900 |
| 91/92 Value | \$0 |
| Supp. Page Land Value | |
| CAP 1 Value | \$21,900 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$21,900 |

General Information

| | |
|---------------|-----------|
| Occupancy | Row Type |
| Description | Row Type |
| Story Height | 1 |
| Style | N/A |
| Finished Area | 1263 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 type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input 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 |
|-----------------|------|---------|
| Patio, Concrete | 144 | \$1,200 |

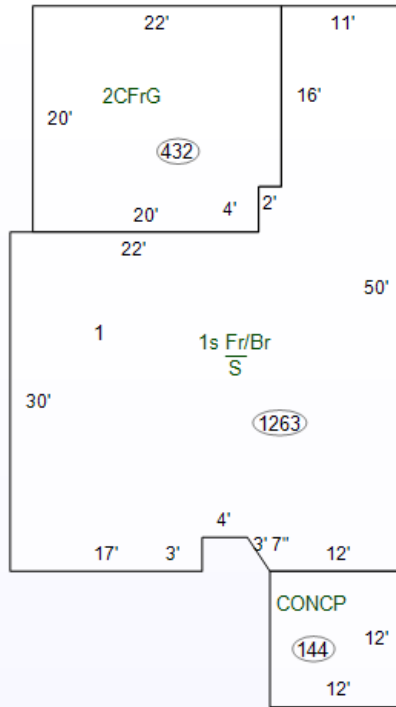
Plumbing

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

Accommodations

| | |
|--------------------|----------|
| Bedrooms | 2 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | |
| Total Rooms | 5 |

Heat Type



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|-------------------|------------------|
| 1 | 91A | 1263 | 1263 | \$124,800 |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | | | | |
| Slab | 1263 | 0 | | \$0 |
| | | | Total Base | \$124,800 |

Adjustments

| | | |
|-------------------------------|-------------------|------------------|
| 2 Row Type Adj. x 0.92 | | \$114,816 |
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:1263 | \$4,400 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 | \$2,400 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$121,616

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|------------------|
| Exterior Features (+) | \$1,200 | \$122,816 |
| Garages (+) 432 sqft | \$18,900 | \$141,716 |
| Quality and Design Factor (Grade) | | 1.05 |
| Location Multiplier | | 0.85 |
| Replacement Cost | | \$126,482 |

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: Row Type | 1 | 1/6 Maso | C+1 | 2004 | 2010 | 15 | A | | 0.85 | | 1,263 sqft | \$126,482 | 14% | \$108,770 | 0% | 100% | 1.130 | 1.000 | 100.00 | 0.00 | 0.00 | \$122,900 |