

General Information

Parcel Number 89-18-03-220-101.077-030
Local Parcel Number 50-03-220-101.777-29

Tax ID: 029-15482-87

Routing Number 5003220-069

Property Class 550 Condominium Unit - Platted Lot

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) 313 ROSE HILL LN RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

INGRAM, MICHAEL & BETH E INGRA 2575 INVERNESS PT RICHMOND, IN 47374

Legal

UNIT C OF LOT 38 AMENDED PLAT THE ARBORS



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/20/2016 to 01/01/1900.

Notes

5/30/2018 Misc: 2019 GENERAL REVALUATION
3/13/2018 Misc: move to nbhd 293355 per nexus

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 values for years 2022-2025.

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. Row 1: 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

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.04), Actual Frontage (0), Developer Discount, 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	120	\$1,000

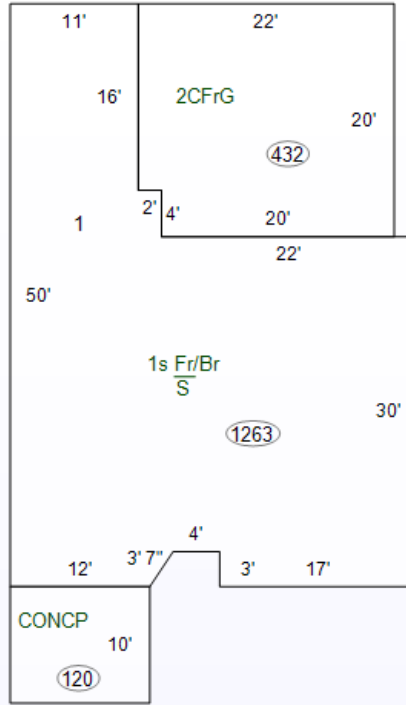
Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type



Specialty Plumbing

Description	Count	Value
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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 0.95		\$118,560
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 \$125,360

Sub-Total, 1 Units

Exterior Features (+)	\$1,000	\$126,360
Garages (+) 432 sqft	\$18,900	\$145,260
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$129,645

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	2005	2005	20 A		0.85		1,263 sqft	\$129,645	20%	\$103,720	0%	100%	1.130	1.000	100.00	0.00	0.00	\$117,200