

89-18-03-220-101.078-030

RAMSEY, GARRETT & PATRICIA

309 ROSE HILL LN

550, Condominium Unit - Platted Lot

WAYNE ARBOR PLATS III- 1/2

General Information

Parcel Number 89-18-03-220-101.078-030
Local Parcel Number 50-03-220-101.787-29

Tax ID: 029-15482-88

Routing Number 5003220-067

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) 309 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

RAMSEY, GARRETT & PATRICIA 309 ROSE HILL LN RICHMOND, IN 47374

Legal

UNIT D 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 06/15/2018 to 01/01/1900.

Notes

5/30/2018 Misc: 2019 GENERAL REVALUATION - ADD CONCP
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)

Data Source Aerial

Collector 05/30/2018 tw

Appraiser 05/30/2018 tw

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 |

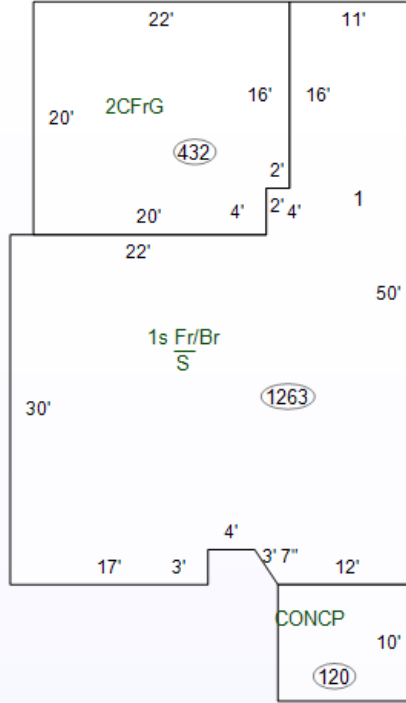
Plumbing

| | # | 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 |
|-------------|-------|-------|
|-------------|-------|-------|

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 (+) | \$1,000 | \$122,616 |
| Garages (+) 432 sqft | \$18,900 | \$141,516 |
| Quality and Design Factor (Grade) | 1.05 | |
| Location Multiplier | 0.85 | |
| Replacement Cost | | \$126,303 |

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 | \$126,303 | 20% | \$101,040 | 0% | 100% | 1.130 1.000 | 100.00 | 0.00 | 0.00 | \$114,200 |