General Information

Parcel Number
89-18-05-330-507.000-030

Local Parcel Number
50-05-330-507.000-29

Tax ID:
029-02679-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294394-029
WAYNE-294394 (029)

Section/Plat
5005330

Location Address (1)
1011 ABINGTON PIKE
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2024

Ownership

VOGELGESANG, AMY
1011 ABINGTON PIKE
RICHMOND, IN 47374

Legal

LOT 2 ELLEN MANOR ADDN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/07/2017	VOGELGESANG, AM	2017005582	PR	/	$63,000	I
01/01/1900	BALLINGER, FREDER		CO	/	$0	I

Notes

10/8/2019 Misc: 2020 GENERAL REVAL

8/9/2017 Misc: 2017 APPEAL: ACCEPTED APPRAISAL SUBMITTED AS EVIDENCE TO DETERMINE VALUE OF PROPERTY.

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Other (external)	Valuation Method	Other (external)	Other (external)	Other (external)	Other (external)	Other (external)
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$17,400	**Land**	**$17,400**	**$17,400**	**$17,400**	**$17,400**	**$17,400**
$17,400	Land Res (1)	$17,400	$17,400	$17,400	$17,400	$17,400
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$51,600	**Improvement**	**$51,600**	**$51,600**	**$51,600**	**$51,600**	**$51,600**
$51,600	Imp Res (1)	$51,600	$51,600	$51,600	$51,600	$51,600
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$69,000	**Total**	**$69,000**	**$69,000**	**$69,000**	**$69,000**	**$69,000**
$69,000	Total Res (1)	$69,000	$69,000	$69,000	$69,000	$69,000
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		89	89x90	0.87	$225	$196	$17,444	0%	100%	1.0000	$17,440

Data Source External Only **Collector** 07/05/2019 gc **Appraiser** 10/08/2019 sm

Land Computations

Calculated Acreage	0.18
Actual Frontage	89
Developer Discount	☐
Parcel Acreage	0.18
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.18
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$17,400
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$17,400**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1641 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☑ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☑ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☑ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

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	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

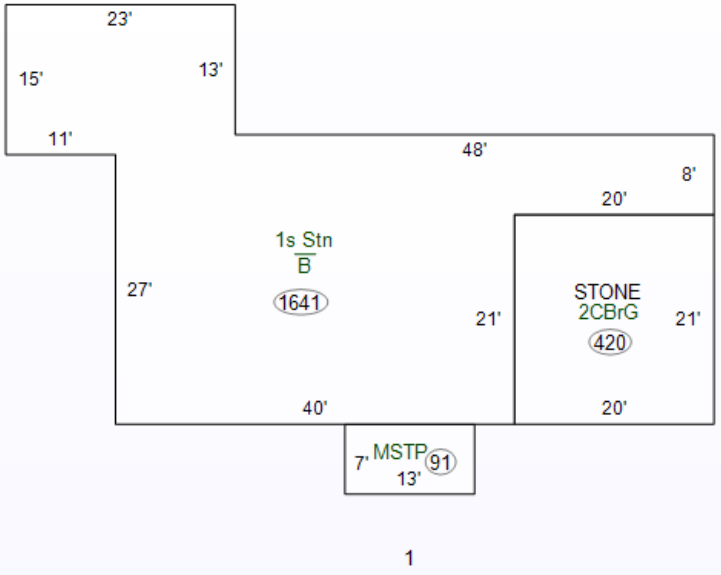
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Stoop, Masonry	91	$2,500



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	8	1641	1641	$119,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1641	0	$36,400	
Crawl					
Slab					
			Total Base		$156,300
Adjustments			**1 Row Type Adj. x 1.00**		$156,300
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1 MO:1	$4,500
No Heating (-)					$0
A/C (+)				1:1641	$3,800
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $800	$2,400
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$167,000
				Sub-Total, 1 Units	
Exterior Features (+)				$2,500	$169,500
Garages (+) 420 sqft				$13,600	$183,100
				Quality and Design Factor (Grade)	1.05
				Location Multiplier	0.87
				Replacement Cost	$167,262

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Stone	C+1	1956	1956	67	A		0.87		3,282 sqft	$167,262	42%	$97,010	38%	100%	1.130	1.0000	$68,000

Total all pages $68,000 **Total this page** $68,000