

89-18-05-420-542.000-030

STEGNER PROPERTIES LLC

547 S E ST

401, 4 to 19 Family Apartments

WAYNE COM-294621 (029)/ 1/2

General Information

Parcel Number 89-18-05-420-542.000-030
Local Parcel Number 50-05-420-542.000-29

Tax ID: 029-43037-00

Routing Number

Property Class 401
4 to 19 Family Apartments

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294621-029
WAYNE COM-294621 (029)

Section/Plat 5005420

Location Address (3)
547 S E ST
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model
WAYNE COM-294621 (029)

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

STEGNER PROPERTIES LLC
PO BOX 211
RICHMOND, IN 47375

Legal

PT MACKES SUB LOTS 1 & 2 M S 39 FT S END
MACKES SUB LOTS 1 & 2 M SUB



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

Table with columns for Assessment Year (2025, 2024), Reason For Change (AA), As Of Date (04/22/2025, 06/26/2024, 04/17/2024, 04/20/2023, 04/22/2022), Valuation Method (Indiana Cost Mod, Income Approach), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for 02/14/2020 and 01/01/1900.

Commercial

Notes

5/13/2024 Nexus: 24PAY25 REVIEW: ADDED INCOME MODEL -BB/NEXUS
3/25/2020 Misc: 20p21- 2020 Equalization JH/Nexus
12/11/2019 Misc: 10/17/19 - reassessment - changed grade - RC

Land Computations

Table with columns: Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value) and values.

Data Source External Only

Collector 10/10/2023 bb

Appraiser

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3538 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	50	\$2,300
Canopy, Shed Type	50	\$500
Stoop, Masonry	50	\$2,300
Patio, Concrete	32	\$200
Canopy, Shed Type	32	\$400
Stoop, Masonry	90	\$3,200
Stoop, Masonry	346	\$6,200

Plumbing

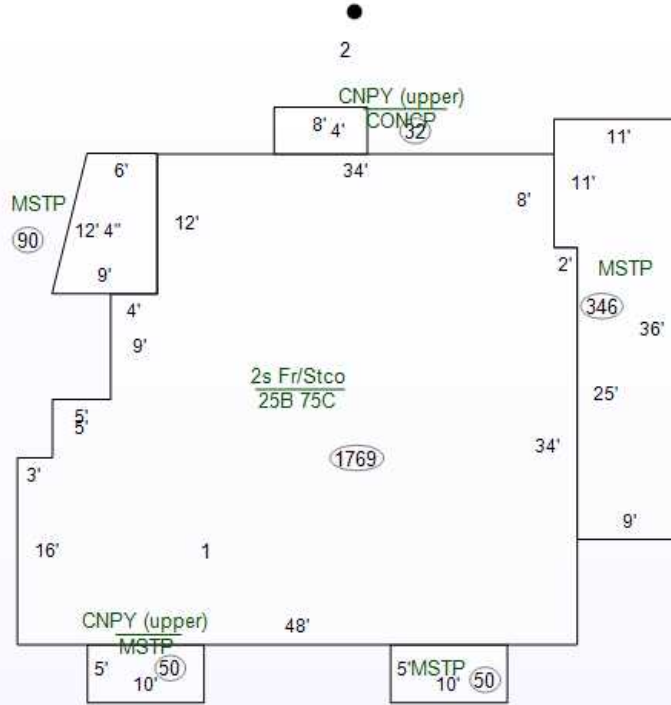
TF
Full Bath 4 12
Half Bath 2 4
Kitchen Sinks 4 4
Water Heaters 4 4
Add Fixtures 1 1
Total 15 25

Accommodations

Bedrooms 8
Living Rooms 1
Dining Rooms 1
Family Rooms 1
Total Rooms 11

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1769	1769	\$152,600	
2	1Fr	1769	1769	\$78,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		442	0	\$22,800	
Crawl		1327	0	\$8,900	
Slab					

Total Base \$263,200

Adjustments 1 Row Type Adj. x 1.00 \$263,200

Unfin Int (-)		\$0
Ex Liv Units (+)	C:3	\$26,400
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1769 2:1769	\$8,900
No Elec (-)		\$0
Plumbing (+ / -)	25 - 20 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$302,500

Sub-Total, 1 Units

Exterior Features (+)	\$15,100	\$317,600
Garages (+) 0 sqft	\$0	\$317,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$269,960

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	2	Wood Fr	C	1920	1920	105	A		0.85		3,980 sqft	\$269,960	45%	\$148,480	22%	100%	1.000	1.000	0.00	100.00	0.00	\$115,800
2: Paving	1	Asphalt	C	1983	1983	42	A	\$2.81	0.85	\$2.39	6,000 sqft	\$14,331	80%	\$2,870	0%	100%	1.000	1.000	0.00	100.00	0.00	\$2,900