

89-18-06-130-303.000-030

CARPENTER, RICKY G & SHER

1519 W NATIONAL RD

510, 1 Family Dwell - Platted Lot

WAYNE-294411 (029)/2944

1/2

General Information

Parcel Number 89-18-06-130-303.000-030
Local Parcel Number 50-06-130-303.000-29

Tax ID: 029-18479-00

Routing Number

Property Class 510
1 Family Dwell - 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 294411-029 WAYNE-294411 (029)
Section/Plat 5006130
Location Address (1) 1519 W NATIONAL RD RICHMOND, IN 47374

Ownership

CARPENTER, RICKY G & SHERRY L
1519 W NATIONAL RD
RICHMOND, IN 47374

Legal

PT LOT 6 SUTTON PLACE EXC 550 SQ FT

Transfer of Ownership

Date 01/01/1900 Owner CARPENTER, RICKY Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/21/2023 Misc: 2024 GENERAL REVALUATION
11/4/2019 Misc: 2020: GENERAL REVAL



Res

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 09/12/2023 js

Appraiser 09/21/2023 Nexus

Land Computations

Table with columns for Land Computations items and values, including 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, and Total Value \$19,600.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1008 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
Porch, Enclosed Frame	60	\$6,300
Porch, Open Frame	60	\$4,300
Patio, Concrete	120	\$1,000

Plumbing

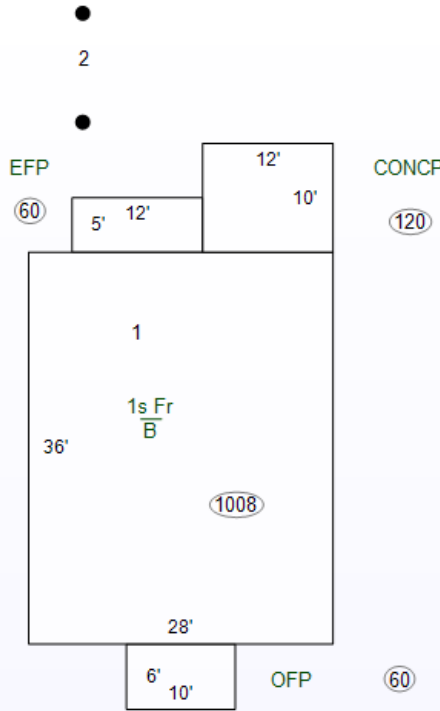
TF
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Accommodations

Bedrooms 2
Living Rooms 1
Dining Rooms 0
Family Rooms 0
Total Rooms 6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1008	1008	\$105,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1008	0	\$34,600	
Crawl				
Slab				

Total Base \$139,900

Adjustments 1 Row Type Adj. x 1.00 \$139,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1008	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$148,200

Sub-Total, 1 Units

Exterior Features (+)	\$11,600	\$159,800
Garages (+) 0 sqft	\$0	\$159,800
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

Replacement Cost \$122,247

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	1	Wood Fr	D+2	1940	1940	85	A		0.85		2,016 sqft	\$122,247	50%	\$61,120	0%	100%	1.050	1.000	100.00	0.00	0.00	\$64,200
2: Detached Garage/Boat H	1	Wood Fr	C	1995	1995	30	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	24%	\$15,560	0%	100%	1.050	1.000	100.00	0.00	0.00	\$16,300
3: Detached Garage/Boat H	1	Wood Fr	C	1940	1940	85	A	\$67.14	0.85	\$57.07	12'x18'	\$12,327	45%	\$6,780	0%	100%	1.050	1.000	100.00	0.00	0.00	\$7,100