

89-18-09-000-401.000-028

General Information

Parcel Number
89-18-09-000-401.000-028

Local Parcel Number
50-09-000-401.000-15

Tax ID:
015-00521-00

Routing Number

Property Class 825
Light, Heat, or Power Company, Ind

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 028 (Local 015)
WAYNE TOWNSHIP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 154172-015
WAYNE COM-154172 (015)

Section/Plat
5009000

Location Address (2)
2075 WERNLE RD
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 Wednesday, April 30, 2025

Review Group 2027

INDIANA MUNICIPAL POWER A

Ownership

INDIANA MUNICIPAL POWER AGEN
2075 WERNLE RD
RICHMOND, IN 47374

Legal

PT SE 9-13-1 90.486A



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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
04/01/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$1,045,100	Land	\$1,045,100	\$791,800	\$791,300	\$790,800	\$790,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$3,100	\$2,600	\$2,000	\$1,800
\$1,045,100	Land Non Res (3)	\$1,045,100	\$788,700	\$788,700	\$788,800	\$788,700
\$83,100	Improvement	\$83,100	\$85,000	\$120,400	\$121,700	\$100,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$83,100	Imp Non Res (3)	\$83,100	\$85,000	\$120,400	\$121,700	\$100,600
\$1,128,200	Total	\$1,128,200	\$876,800	\$911,700	\$912,500	\$891,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$3,100	\$2,600	\$2,000	\$1,800
\$1,128,200	Total Non Res (3)	\$1,128,200	\$873,700	\$909,100	\$910,500	\$889,300

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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
14	A	MNB	0	16.108	1.00	\$1,500	\$1,500	\$24,162	0%	1.0000	0.00	0.00	100.00	\$24,160
84	A	CRB	0	74.37800	1.00	\$13,726	\$13,726	\$1,020,912	0%	1.0000	0.00	0.00	100.00	\$1,020,910

2075 WERNLE RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/29/2020	INDIANA MUNICIPAL	2020005079	GR	/		I
04/01/2020	INDIANA MUNICIPAL	2020002526	WD	/	\$785,000	I
02/25/2011	DELEO PROPERTIES	2011001391, 1392	QC	/		I
02/11/2011	KERCHER-UPDIKE, J	2011001016	PR	/		I
02/11/2011	DELEO, CARL	2011001015	SA	/		I
01/01/1900	DELEO, CARL & SHIR	2011001015	SA	/		I

Utility

825, Light, Heat, or Power Company, In

WAYNE COM-154172 (015)/ 1/2

Notes

1/7/2025 Misc: 2025: CHANGE LAND RECORD TO REFLECT STATE MANDATED SOLAR LAND USE RATE 01-07-2025

Land Computations

Calculated Acreage	90.49
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	90.49
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	16.11
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$1,045,100
Total Value	\$1,045,100

General Information

OccupancyFencing

DescriptionFencing

Story Height0

StyleN/A

Finished Area

Make

Floor Finish

☐Earth

☐Slab

☐Sub & Joist

☐Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Wall Finish

☐Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☐Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description

Area

Value

Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
		Total Base			
Adjustments		Row Type Adj.			
Unfin Int (-)					
Ex Liv Units (+)					
Rec Room (+)					
Loft (+)					
Fireplace (+)					
No Heating (-)					
A/C (+)					
No Elec (-)					
Plumbing (+ / -)					
Spec Plumb (+)					
Elevator (+)					
Sub-Total, One Unit					\$0
Sub-Total, 1 Units					
Exterior Features (+)				\$0	\$0
Garages (+) 0 sqft				\$0	\$0
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.85
Replacement Cost					\$127,806

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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: Fencing	1	9 Gauge	C	2020	2020	5	A	\$17.71	0.85	\$17.04	7500' x 8'	\$127,806	35%	\$83,070	0%	100%	1.000	1.000	0.00	0.00	100.00	\$83,100