

General Information

Parcel Number 89-18-10-000-109.000-028
Local Parcel Number 50-10-000-109.000-15

Tax ID: 015-02182-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154158-015 S/E WAYNE-154158 (015 S/E)
Section/Plat 5010000
Location Address (1) 2500 WERNLE RD RICHMOND, IN 47374

Ownership

SPERLING, CHARLES SCOTT & ELIZ
2500 WERNLE RD
RICHMOND, IN 47374

Legal

82 1/2 X 165 FT NW 10-13-1 0.31A SW TR NW 10-13-1 0,69A



Transfer of Ownership

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

Notes

12/6/2022 Misc: 2023 GENERAL REVAL

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 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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 Rolling Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Improving

Printed Wednesday, April 30, 2025

Review Group 2027

Data Source External Only

Collector 11/10/2022 jh

Appraiser 12/06/2022 Nexus

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2268 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, Open Frame	120	\$7,500
Wood Deck	300	\$6,300

Plumbing

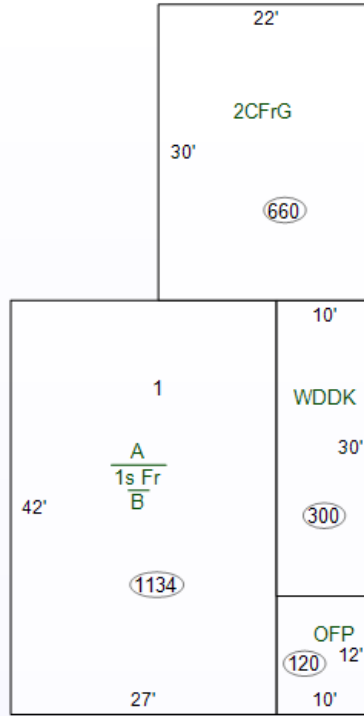
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1134	1134	\$113,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1134	1134	\$23,900	
Bsmt		1134	0	\$37,500	
Crawl					
Slab					

Total Base \$174,500
Adjustments 1 Row Type Adj. x 1.00 \$174,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1134 A:1134 \$4,900
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$181,800

Sub-Total, 1 Units

Exterior Features (+)	\$13,800	\$195,600
Garages (+) 660 sqft	\$26,000	\$221,600
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$178,942

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	C-1	1930	1975	50	A			0.85		3,402 sqft	\$178,942	35%	\$116,310	0%	100%	1.080	1.000	100.00	0.00	0.00	\$125,600