

General Information

Parcel Number
89-18-10-000-405.001-028

Local Parcel Number
50-10-000-405.010-15

Tax ID:
015-02071-01

Routing Number

Ownership

RAMIREZ, JUAN A & ADRIANA V
2060 NIEWOEHNER RD
RICHMOND, IN 47374

Legal

PT SE 10 & SW 11-13-1 2.354A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/08/2021	RAMIREZ, JUAN A &	2021009963	WD	/	\$281,000	I
07/24/2020	SHEARER, JESSIE &	2020005829	WD	/	\$180,000	V
10/03/2017	HOOS, ZACHARIAH &	2017008112	WD	/	\$165,000	V
08/15/2014	SAMS, RYAN E & BET	2014005840	WD	/	\$125,000	I
01/01/1900	VIVIAN-KLEBER, CAT	2014005840	WD	/	\$125,000	I

Notes

12/12/2022 Misc: 2023 GENERAL REVAL

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



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 028 (Local 015)
WAYNE TOWNSHIP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 154158-015 N/E
WAYNE-154158 (015 N/E)

Section/Plat
5010000

Location Address (1)
2060 NIEWOEHNER RD
RICHMOND, IN 47374

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
02/19/2025	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$29,500	Land	\$29,500	\$25,000	\$21,900	\$21,900	\$19,900
\$23,000	Land Res (1)	\$23,000	\$19,500	\$17,100	\$17,100	\$15,500
\$6,500	Land Non Res (2)	\$6,500	\$5,500	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$4,800	\$4,800	\$4,400
\$247,000	Improvement	\$247,000	\$219,200	\$196,300	\$197,000	\$142,500
\$247,000	Imp Res (1)	\$247,000	\$219,200	\$174,600	\$174,300	\$137,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$21,700	\$22,700	\$5,500
\$276,500	Total	\$276,500	\$244,200	\$218,200	\$218,900	\$162,400
\$270,000	Total Res (1)	\$270,000	\$238,700	\$191,700	\$191,400	\$152,500
\$6,500	Total Non Res (2)	\$6,500	\$5,500	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$26,500	\$27,500	\$9,900

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' 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
9	A		0	1.000000	1.00	\$20,900	\$20,900	\$20,900	10%	1.0000	100.00	0.00	0.00	\$22,990
91	A		0	1.234000	1.00	\$4,800	\$4,800	\$5,923	10%	1.0000	0.00	100.00	0.00	\$6,520
82	A	GE	0	0.120000	1.02	\$2,390	\$2,438	\$293	-100%	1.0000	0.00	100.00	0.00	\$0

Land Computations

Calculated Acreage	2.35
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.35
81 Legal Drain NV	0.00
82 Public Roads NV	0.12
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.23
Total Acres Farmland	0.00
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	\$23,000
91/92 Value	\$6,500
Supp. Page Land Value	
CAP 1 Value	\$23,000
CAP 2 Value	\$6,500
CAP 3 Value	\$0
Total Value	\$29,500

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Rolling

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Improving

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2288 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	96	\$6,300
Wood Deck	96	\$2,800
Canopy, Roof Extension	96	\$1,600
Wood Deck	864	\$16,400
Patio, Concrete	504	\$3,700
Wood Deck	288	\$6,300

Plumbing

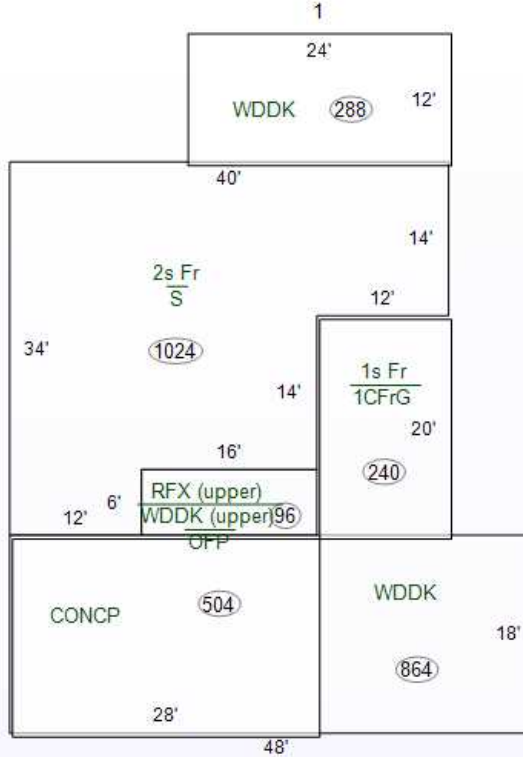
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	12

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1024	1024	\$106,900	
2	1Fr	1264	1264	\$61,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1024	0	\$0	
				Total Base	\$168,400

Adjustments

Adjustment	Value
1 Row Type Adj. x 1.00	\$168,400
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1024 2:1264 \$6,400
No Elec (-)	\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800 \$5,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$185,100

Sub-Total, 1 Units

Exterior Features (+)	\$37,100	\$222,200
Garages (+) 240 sqft	\$12,800	\$235,000
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$219,725

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+2	1988	2003	22	G		0.85		2,288 sqft	\$219,725	19%	\$177,980	0%	100%	1.270	1.000	100.00	0.00	0.00	\$226,000
2: Type 3 Barn	1	T3AW	C	2018	2018	7	A	\$18.95	0.85		32' x 40' x 14'	\$20,623	20%	\$16,500	0%	100%	1.270	1.000	100.00	0.00	0.00	\$21,000