

General Information

Parcel Number 89-18-11-000-318.000-028
Local Parcel Number 50-11-000-318.000-15

Tax ID: 015-01954-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

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 5011000

Location Address (1)
1935 NIEWOEHNER RD
RICHMOND, IN 47374

Zoning ZO01 Residential

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

Ownership

RUSH, JAMES L & CAROLYN K
1935 NIEWOEHNER RD
RICHMOND, IN 47374

Legal

LOT 5 STONE VALLEY SUB 2.698A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/06/2012 and 01/01/1900.

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: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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

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. Rows show land data for parcels 9 and 91.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.70), Actual Frontage (0), Developer Discount, Parcel Acreage (2.70), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.70), 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 (\$20,900), 91/92 Value (\$8,200), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$8,200), CAP 3 Value (\$0), Total Value (\$29,100).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	3168 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Wood Deck	576	\$11,300
Wood Deck	48	\$1,700

Plumbing

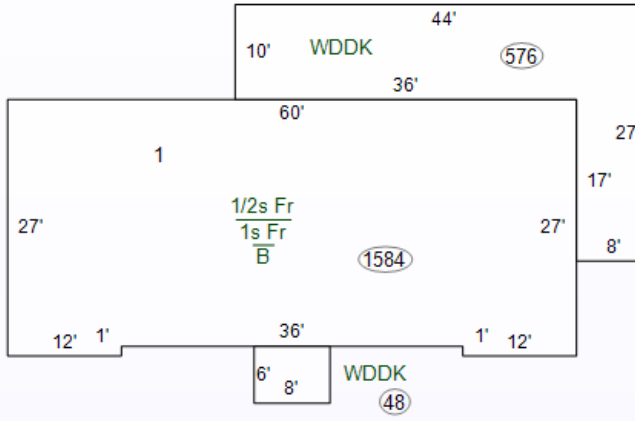
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1584	1584	\$138,900	
2					
3					
4					
1/4					
1/2	1Fr	1584	1584	\$53,900	
3/4					
Attic					
Bsmt		1584	0	\$46,500	
Crawl					
Slab					

Total Base \$239,300

Adjustments 1 Row Type Adj. x 1.00 \$239,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1584 1/2:1584	\$6,900
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$248,600

Sub-Total, 1 Units

Exterior Features (+)	\$13,000	\$261,600
Garages (+) 0 sqft	\$0	\$261,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$222,360

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 1/2	Wood Fr	C	2005	2005	20	A		0.85		4,752 sqft	\$222,360	20%	\$177,890	40%	100%	1.080	1.000	100.00	0.00	0.00	\$115,300
2: Lean-To	1	Earth Flo	C	2014	2014	11	A	\$4.69	0.85		20'x26' x 8'	\$2,073	25%	\$1,550	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,600
3: Type 3 Barn	1	T3AW	C	2012	2012	13	A	\$17.37	0.85		36' x 50' x 12'	\$25,506	25%	\$19,130	0%	100%	1.080	1.000	100.00	0.00	0.00	\$20,700