

General Information

Parcel Number 89-18-11-000-323.000-028
Local Parcel Number 50-11-000-323.000-15
Tax ID: 015-01633-00
Routing Number

Ownership

PATTEN, KEITH & SHERRY REVOCA
4415 WERNLE RD
RICHMOND, IN 47374

Legal

PT SE SEC 11-13-1 0.50A PT E 1/2 SW SEC 11-13-1 0.93A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/03/2025 to 01/01/1900.

Notes

12/6/2022 Misc: 2023 GENERAL REVAL

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

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015)
School Corp 8385
Neighborhood 154158-015 S/E
Section/Plat 5011000
Location Address (1) 4415 WERNLE RD RICHMOND, IN 47374



Res

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

Table with columns: 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 include data for lots 9, 91, and 82.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Electricity 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: Computation Name, Value. Rows include Calculated Acreage (1.43), Actual Frontage (0), Developer Discount, Parcel Acreage (1.43), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.11), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.32), 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 (\$24,000), 91/92 Value (\$1,800), Supp. Page Land Value, CAP 1 Value (\$24,000), CAP 2 Value (\$1,800), CAP 3 Value (\$0), Total Value (\$25,800).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 3992 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
Patio, Brick	336	\$5,500
Porch, Open Frame	64	\$5,300
Wood Deck	658	\$13,000

**Plumbing**

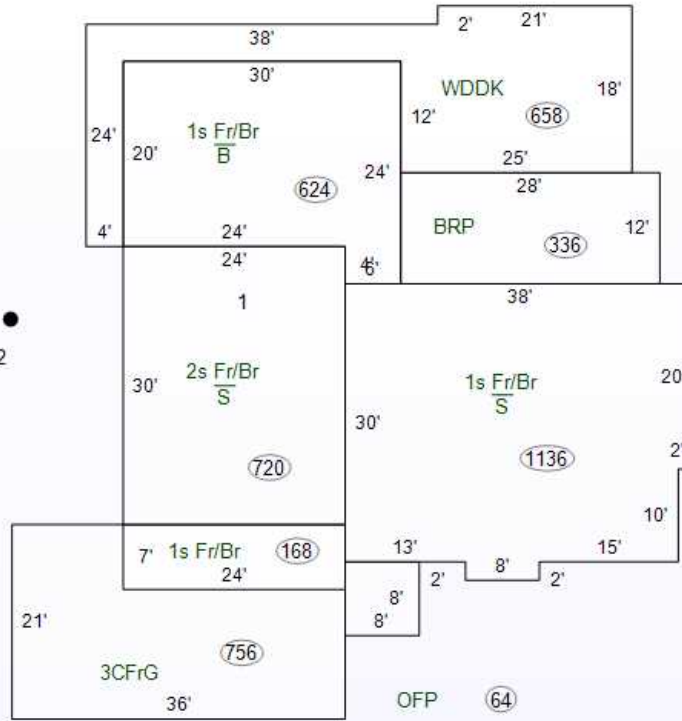
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	2	4
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	6	12

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	2480	2480	\$202,600	
2	92	888	888	\$52,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		624	624	\$53,600	
Crawl					
Slab		1856	0	\$0	

**Total Base** \$308,400

**Adjustments** 1 Row Type Adj. x 1.00 \$308,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:2 MO:2 \$9,000
No Heating (-)	2:888 1:2480 (\$13,400)
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800 \$5,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$309,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$23,800	\$333,400
Garages (+) 756 sqft	\$29,000	\$362,400
Quality and Design Factor (Grade)	1.30	
Location Multiplier	0.85	

**Replacement Cost** \$400,452

**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	2/6 Maso	B+1	1959	2000	25	A		0.85		3,992 sqft	\$400,452	19%	\$324,370	0%	100%	1.080	1.000	100.00	0.00	0.00	\$350,300
2: HVAC - Geothermal (R)	1	SV	C	2009	2009	16	G		0.85				14%		0%	100%	1.080	1.000	100.00	0.00	0.00	\$20,400