

89-18-12-000-311.000-028

THRASHER, JAMES & RENEE'

5427 GREENMOUNT PIKE

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-153157 (015)/1531

General Information

Parcel Number 89-18-12-000-311.000-028
Local Parcel Number 50-12-000-311.000-15

Tax ID: 015-02105-00

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 153157-015 WAYNE-153157 (015)
Section/Plat 5012000
Location Address (1) 5427 GREENMOUNT PIKE RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025
Review Group 2027

Ownership

THRASHER, JAMES & RENEE'
5427 GREENMOUNT PIKE
RICHMOND, IN 47374

Legal

200 X 225 FT LOT 13 GREENMOUNT 100 X 200 FT SW SEC 12-13-1



Transfer of Ownership

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

Notes

12/12/2022 CYCLICAL: 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 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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, Value.

Land Computations

Table with columns for various land metrics: Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$31,600.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2912 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, Concrete	216	\$1,700
Porch, Enclosed Frame	225	\$15,000
Patio, Concrete	100	\$800
Canopy, Roof Extension	372	\$4,400

**Plumbing**

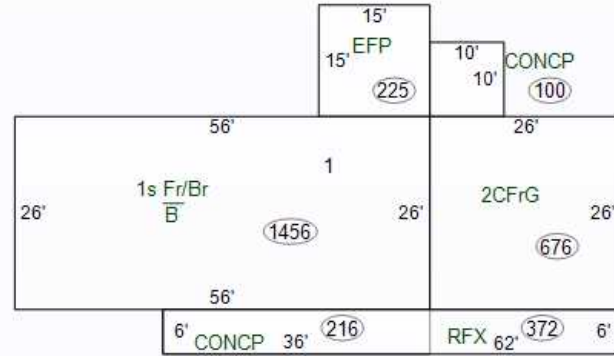
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 91A	1456	1456	\$134,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1456	1456	\$95,800	
Crawl				
Slab				

**Total Base** \$229,900

**Adjustments 1 Row Type Adj. x 1.00** \$229,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1456	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$240,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$21,900	\$262,700
Garages (+) 676 sqft	\$27,500	\$290,200
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

**Replacement Cost** \$271,337

**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	1/6 Maso	C+2	1958	1975	50 A		0.85		2,912 sqft	\$271,337	35%	\$176,370	0%	100%	1.270	1.000	100.00	0.00	0.00	\$224,000
2: Patio- Concrete- At grade	1		C	1990	1990	35 A		0.85		4'x16'	\$510	26%	\$380	0%	100%	1.270	1.000	100.00	0.00	0.00	\$500