

General Information

Parcel Number 89-18-13-000-302.002-028
Local Parcel Number 50-13-000-302.020-15

Tax ID: 015-00641-02

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 5013000
Location Address (1) 5449 HARTMAN 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

PRYOR, MARK A & DONNA M
5449 HARTMAN RD
RICHMOND, IN 47374

Legal

PT SW SEC 13-13-1 3.186A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/23/2021 to 01/01/1900.

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: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values 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 land types 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Legal Drain 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 1-3 Value, Total Value \$30,500.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2058 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	270	\$13,200

**Plumbing**

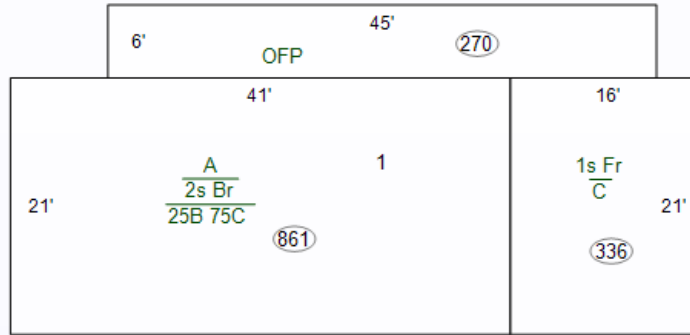
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<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	94	1197	1197	\$125,700	
2	7	861	861	\$56,700	
3					
4					
1/4					
1/2					
3/4					
Attic		861	0	\$7,800	
Bsmt		215	0	\$18,500	
Crawl		982	0	\$7,500	
Slab					

**Total Base** \$216,200

**Adjustments** 1 Row Type Adj. x 1.00 \$216,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:2 MO:1	\$9,000
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$227,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$13,200	\$240,800
Garages (+) 0 sqft	\$0	\$240,800
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

**Replacement Cost** \$173,978

**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	5/6 Maso	D+1	1920	1920	105	A		0.85		3,134 sqft	\$173,978	50%	\$86,990	17%	100%	1.080	1.000	100.00	0.00	0.00	\$78,000
2: Pool, Above Ground (circu	1	SV	C	2017	2017	8	A		0.85		18' Circ		64%		0%	100%	1.080	1.000	100.00	0.00	0.00	\$0