| 89-18-13-000-401.000-028                               | WARD, JOSHL                   | JA W & MONIKA L            | 2726 S STAT                   | E LINE RD          | 511, 1 Far                    | nily Dwell - Un  | platted (0 to 9.9  | WAYNE-154158 (015 S/I            | <b>E)/1</b> <sup>1/2</sup> |
|--|-------------------------------|----------------------------|-------------------------------|--------------------|-------------------------------|------------------|--------------------|----------------------------------|----------------------------|
| General Information                                    | Ow                            | vnership                   |                               | Tr                 | ansfer of Owner               | ship             |                    | Notes                            |                            |
| Parcel Number  | WARD, JOSHUA                  | W & MONIKA L               | Date O                        | wner               | Doc ID C                      | ode Book/Page    | Adj Sale Price V/I | 7/1/2024 Appeal: 2024 APPEAL DEC | CISION                     |
| 89-18-13-000-401.000-028                               | 2726 S STATE LI               |                            | 12/29/2021 W                  | ARD, JOSHUA W &    | 2021012753                    | QC /             | -                  |                                  |                            |
| Local Parcel Number                                    | RICHMOND, IN 4                | 1/3/4                      | 08/15/2013 W                  | ARD, JOSHUA W      | 2013007311                    | WD /             | \$156,500 V        |                                  |                            |
| 50-13-000-401.000-15                                   |                               |                            | 01/01/1900 M                  | JLLINS, ALFRED W   | 2013007311                    | WD /             | \$156,500 I        |                                  |                            |
| Tax ID:  |                               | Legal                      |                               |                    |                               |                  |                    |                                  |                            |
| 015-01424-00   | NE D SE SEC 13-13-1           | 3A EX 25 FT ALONG ENT      |                               |                    |                               |                  |                    |                                  |                            |
| Routing Number   | FRONTAGE                      |                            |                               |                    |                               |                  |                    |                                  |                            |
| Property Class 511                                     |                               |                            |                               |                    |                               |                  |                    |                                  |                            |
| 1 Family Dwell - Unplatted (0 to 9.9                   |                               | luation Records (Worl      | In Progress va                | ues are not certif |                               |                  |                    |                                  |                            |
| Year: 2025   | 2025                          | Assessment Year            | 2025                          |                    | 2024                          | 2024             | 2023               |                                  |                            |
| Location Information                                   | WIP                           | Reason For Change          | AA                            |                    | APP DECISION                  |                  |                    |                                  |                            |
| County   | 03/18/2025                    | As Of Date                 | 04/22/2025                    |                    | 07/01/2024                    | 04/17/2024       | 04/20/2023         |                                  |                            |
| WAYNE  | Indiana Cost Mod              | Valuation Method           | Other (external               | Indiana Cost Mod   | Indiana Cost Mod              | Indiana Cost Mod | Indiana Cost Mod   |                                  |                            |
| Township   | 1.0000                        | Equalization Factor        | 1.0000                        |                    | 1.0000                        |                  | 1.0000             |                                  |                            |
| WAYNE TOWNSHIP   |                               | Notice Required            |                               | $\checkmark$       | $\checkmark$                  |                  |                    |                                  |                            |
| District 028 (Local 015)                               | \$30,500                      | Land                       | \$25,900                      |                    | \$25,900                      | \$25,900         | \$22,700           |                                  |                            |
| WAYNE TOWNSHIP   | \$20,900                      | Land Res (1)               | \$17,700                      |                    | \$17,700                      |                  |                    |                                  |                            |
| School Corp 8385                                       | \$9,600                       | Land Non Res (2)           | \$8,200                       |                    | \$8,200                       |                  |                    |                                  |                            |
| RICHMOND COMMUNITY                                     | \$0                           | Land Non Res (3)           | \$0                           |                    | \$0                           |                  |                    |                                  |                            |
| Neighborhood 154158-015 S/E                            | <b>\$144,000</b><br>\$144,000 | Improvement<br>Imp Res (1) | <b>\$136,600</b><br>\$136,600 |                    | <b>\$136,600</b><br>\$136,600 |                  |                    |                                  |                            |
| WAYNE-154158 (015 S/E)                                 | \$0                           | Imp Non Res (2)            | \$C                           |                    | \$0                           |                  | \$0                |                                  |                            |
| Section/Plat   | \$0                           | Imp Non Res (3)            | \$0                           |                    | \$0                           |                  | · · ·              |                                  |                            |
| 5013000  | <b>\$174,500</b><br>\$164,900 | Total<br>Total Res (1)     | <b>\$162,500</b><br>\$154,300 |                    | <b>\$162,500</b><br>\$154,300 |                  |                    | Land Computation                 | าร                         |
| Location Address (1)                                   | \$9,600                       | Total Non Res (2)          | \$8,200                       |                    | \$8,200                       |                  |                    | Calculated Acreage               | 3.00                       |
| 2726 S STATE LINE RD                                   | \$0                           | Total Non Res (3)          | \$0                           | \$0                | \$0                           |                  |                    | Actual Frontage                  | 0                          |
| RICHMOND, IN 47374                                     |                               | Land Data (Stan            | dard Depth: Res               | 5 100', CI 100' Ba | se Lot: Res 0' X              | 0', CI 0' X 0')  |                    | Developer Discount               |                            |
| <b>_</b> .   | Land Pricing Soil             | Act Size Fa                | actor Rate                    | Adj. Ex            | t. Infl. Market               | Cap 1 Cap 2      | Cap 3 Value        | Parcel Acreage                   | 3.00                       |
| Zoning   | Type d ID                     | Front.                     |                               | Rate Valu          | e % Factor                    | Capi Capiz       | Cap 5 Value        | 81 Legal Drain NV                | 0.00                       |
|  | 9 A                           | 0 1.000000                 | 1.00 \$20,900                 | \$20,900 \$20,900  | 0% 1.0000                     | 100.00 0.00      | 0.00 \$20,900      | 82 Public Roads NV               | 0.00                       |
| Subdivision  | 91 A                          | 0 2.000000                 | 1.00 \$4,800                  | \$4,800 \$9,600    | 0% 1.0000                     | 0.00 100.00      | 0.00 \$9,600       | 83 UT Towers NV                  | 0.00                       |
|  |                               |                            |                               |                    |                               |                  |                    | 9 Homesite                       | 1.00                       |
| Lot  |                               |                            |                               |                    |                               |                  |                    | 91/92 Acres                      | 2.00                       |
|  |                               |                            |                               |                    |                               |                  |                    | Total Acres Farmland             | 0.00                       |
| Market Model   |                               |                            |                               |                    |                               |                  |                    | Farmland Value                   | \$0                        |
| N/A  |                               |                            |                               |                    |                               |                  |                    | Measured Acreage                 | 0.00                       |
| Characteristics  |                               |                            |                               |                    |                               |                  |                    | Avg Farmland Value/Acre          | 0.0                        |
| Topography Flood Hazard                                |                               |                            |                               |                    |                               |                  |                    | Value of Farmland                | \$0                        |
| Level  |                               |                            |                               |                    |                               |                  |                    | Classified Total                 | \$0                        |
| Public Utilities ERA                                   |                               |                            |                               |                    |                               |                  |                    | Farm / Classifed Value           | \$0                        |
| All  |                               |                            |                               |                    |                               |                  |                    | Homesite(s) Value                | \$20,900                   |
| Streets or Roads TIF                                   |                               |                            |                               |                    |                               |                  |                    | 91/92 Value                      | \$9,600                    |
| Paved  |                               |                            |                               |                    |                               |                  |                    | Supp. Page Land Value            |                            |
| Neighborhood Life Cycle Stage                          |                               |                            |                               |                    |                               |                  |                    | CAP 1 Value                      | \$20,900                   |
| Improving  |                               |                            |                               |                    |                               |                  |                    | CAP 2 Value                      | \$9,600                    |
| Printed Wednesday, April 30, 2025<br>Review Group 2027 | Data Source Ex                | ternal Only Colle          | ctor 11/10/2022               | 2 jh               | Annraise                      | r 11/16/2022 I   | Nexus              | CAP 3 Value                      | \$0<br>\$20 500            |
|  |                               | Conta Only Conte           |                               | - יינ              | Appraise                      | · · · / / 0/2022 | 10,00              | Total Value                      | \$30,500                   |

| General Information        |            | F         | Plumb         | ing         |                  |              |               |                     |            |                   |                 |             |                  |     |               |          | Cos              | st Ladd  | er          |              |
|----------------------------|------------|-----------|---------------|-------------|------------------|--------------|---------------|---------------------|------------|-------------------|-----------------|-------------|------------------|-----|---------------|----------|------------------|----------|-------------|--------------|
| Occupancy Single-F         | amily      |           |               | #           | TF               |              |               |                     |            |                   |                 |             |                  |     | Floor Cons    | tr Ba    | ise Fi           | nish     | Value       | Totals       |
| Description Residential Dw | elling Fu  | ull Bath  |               | 2           | 6                |              |               |                     |            |                   |                 |             |                  |     | 1 7           | 16       | 670 <sup>·</sup> | 1670     | \$160,600   |              |
| Story Height               | 1 Ha       | alf Bath  |               | 0           | 0                |              |               |                     |            |                   |                 |             |                  |     | 2             |          |                  |          |             |              |
| Style                      |            | itchen S  | inks          | 1           | 1                |              |               |                     |            | 27'               |                 |             |                  |     | 3             |          |                  |          |             |              |
|                            | O sqft Wa  | ater Hea  | aters         | 1           | 1                |              |               |                     |            |                   | 1               | 3'          |                  |     | 4             |          |                  |          |             |              |
| Make                       | Ac         | dd Fixtu  | ires          | 0           | 0                |              |               |                     | 16'        | WDDK              |                 |             |                  | _   | 1/4           |          |                  |          |             |              |
| Floor Finish               | То         | otal      |               | 4           | 8                |              |               |                     |            |                   | (552)           |             | 15'              |     | 1/2           |          |                  |          |             |              |
| Earth Tile                 |            |           |               |             |                  |              |               |                     |            |                   |                 |             | 8'               |     | 3/4           |          |                  |          |             |              |
| Slab Carpet                |            | Acco      | ommo          | dations     | 5                |              |               |                     |            |                   | 42'             |             |                  | _   | Attic         |          |                  |          |             |              |
| Sub & Joist Unfinishe      | d Be       | edrooms   | s             |             | 3                |              | :             | 28'                 |            |                   | :               | 34'         |                  |     | Bsmt          | 10       | 006              | 0        | \$34,600    |              |
| Wood Other                 | Liv        | ving Ro   | oms           |             | 1                |              | 1             |                     |            |                   |                 |             |                  |     | Crawl         |          | 64               | 0        | \$6,500     |              |
| Parquet                    | Di         | ining Ro  | oms           |             | 1                |              |               |                     |            |                   |                 |             |                  |     | Slab          |          |                  |          |             |              |
|                            | Fa         | amily Ro  | ooms          |             | 0                |              |               |                     |            |                   | 1s Br<br>25B 75 | -           |                  |     |               |          |                  | т        | otal Base   | \$201.700    |
| Wall Finish                | То         | otal Roo  | ms            |             | 7                | 28'          | 1s E<br>B Bsn |                     | 28'        | 25'               | 23073           |             | 28               |     | Adjustment    | S        | 1 Row            | Type A   | dj. x 1.00  | \$201,700    |
| Plaster/Drywall Unfinishe  | d          |           |               |             | _                | 20           | BBSN          | nt G                | 20         |                   |                 | 88          |                  |     | Unfin Int (-) |          |                  | 71.      |             | \$0          |
| Paneling Other             |            |           | Heat Ty       |             |                  |              |               | 784                 | )          |                   |                 |             | ~                |     | Ex Liv Units  | (+)      |                  |          |             | \$0          |
| Fiberboard                 | Ce         | entral Wa | arm Ai        | r           |                  |              |               | 04                  | /          |                   |                 |             |                  |     | Rec Room (-   |          |                  |          |             | \$0          |
| P                          | oofing     |           |               |             |                  |              |               |                     |            |                   | 22'             |             |                  |     | Loft (+)      | ,        |                  |          |             | \$0          |
| Built-Up Metal As          |            | Slate     |               | Tile        |                  |              | :             | 28'                 |            | <sup>3'</sup> RFX | 22' 66          |             | 3' 12'           |     | Fireplace (+) | 1        |                  | N        | 1S:1 MO:1   | \$4,500      |
| Wood Shingle               |            | Joiale    |               | The         |                  |              |               |                     |            |                   | 22'             | 7'          |                  | _   | No Heating (  |          |                  |          |             | \$0          |
|                            |            |           |               |             | _                |              |               |                     |            |                   |                 |             |                  |     | A/C (+)       |          |                  |          |             | \$0          |
| Exteri                     | or Feature | es        |               |             |                  |              |               |                     |            | WDD               | <u>ر</u> 15     | 4)          |                  |     | No Elec (-)   |          |                  |          |             | \$0          |
| Description                |            | A         | Area          |             | Value            |              |               |                     |            |                   |                 |             |                  |     | Plumbing (+   | / -)     |                  | 8 – 5 :  | = 3 x \$800 | \$2,400      |
| Canopy, Roof Extension     |            |           | 66            |             | 51,300           |              |               |                     |            |                   |                 |             |                  |     | Spec Plumb    | ,        |                  |          |             | \$0          |
| Wood Deck                  |            |           | 552           |             | 1,300            |              |               |                     | Specia     | lty Plum          | bing            |             |                  |     | Elevator (+)  |          |                  |          |             | \$0          |
| Wood Deck                  |            |           | 154           | 9           | 3,700            | Des          | cription      |                     |            |                   |                 | unt         | Value            |     | ( )           |          | Su               | b-Total, | One Unit    | \$208,600    |
|                            |            |           |               |             |                  |              | •             |                     |            |                   |                 |             |                  |     |               |          |                  |          | al, 1 Units |              |
|                            |            |           |               |             |                  |              |               |                     |            |                   |                 |             |                  |     | Exterior Feat | tures (+ |                  |          | \$16,300    | \$224,900    |
|                            |            |           |               |             |                  |              |               |                     |            |                   |                 |             |                  |     | Garages (+)   | •        |                  |          | \$4,900     | \$229,800    |
|                            |            |           |               |             |                  |              |               |                     |            |                   |                 |             |                  |     | • • • •       | •        |                  | gn Fact  | or (Grade)  | 1.05         |
|                            |            |           |               |             |                  |              |               |                     |            |                   |                 |             |                  |     | -             | <b>,</b> |                  | -        | Multiplier  | 0.85         |
|                            |            |           |               |             |                  |              |               |                     |            |                   |                 |             |                  |     |               |          |                  |          | nent Cost   | \$205,097    |
|                            |            |           |               |             |                  |              |               |                     |            |                   |                 |             |                  |     |               |          |                  | •        |             | . ,          |
|                            |            |           |               |             |                  |              |               | Summ                | arv of Im  | nroveme           | nts             |             |                  |     |               |          |                  |          |             |              |
| Stor                       | Constr     |           | Year          | Eff         | Eff Co           | Base         |               |                     | nary of Im | -                 |                 | Norm        | Remain           | Abr |               |          |                  |          |             |              |
| Description Stor<br>Heigh  |            | Grade     | Year<br>Built | Eff<br>Year | Eff Co<br>Age nd | Base<br>Rate |               | Summ<br>Adj<br>Rate | nary of Im | proveme<br>Size   | nts<br>RCN      | Norm<br>Dep | Remain.<br>Value |     |               | Mrkt     | Cap 1            | l Cap    | 2 Cap 3     | Improv Value |