

89-18-13-000-401.000-028

WARD, JOSHUA W & MONIKA L

2726 S STATE LINE RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-154158 (015 S/E)/1

General Information

Parcel Number 89-18-13-000-401.000-028
Local Parcel Number 50-13-000-401.000-15

Tax ID: 015-01424-00

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 154158-015 S/E
WAYNE-154158 (015 S/E)

Section/Plat 5013000

Location Address (1)
2726 S STATE LINE RD
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level 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

WARD, JOSHUA W & MONIKA L
2726 S STATE LINE RD
RICHMOND, IN 47374

Legal

NE D SE SEC 13-13-1 3A EX 25 FT ALONG ENT FRONTAGE



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

Table with columns for Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts for Land, Improvement, and Total.

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

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, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Notes

7/1/2024 Appeal: 2024 APPEAL DECISION

Land Computations

Table with columns for various land computation metrics and their values, including Calculated Acreage, Actual Frontage, and Total Value.

Data Source External Only

Collector 11/10/2022 jh

Appraiser 11/16/2022 Nexus

Total Value \$30,500

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1670 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
Canopy, Roof Extension	66	\$1,300
Wood Deck	552	\$11,300
Wood Deck	154	\$3,700

**Plumbing**

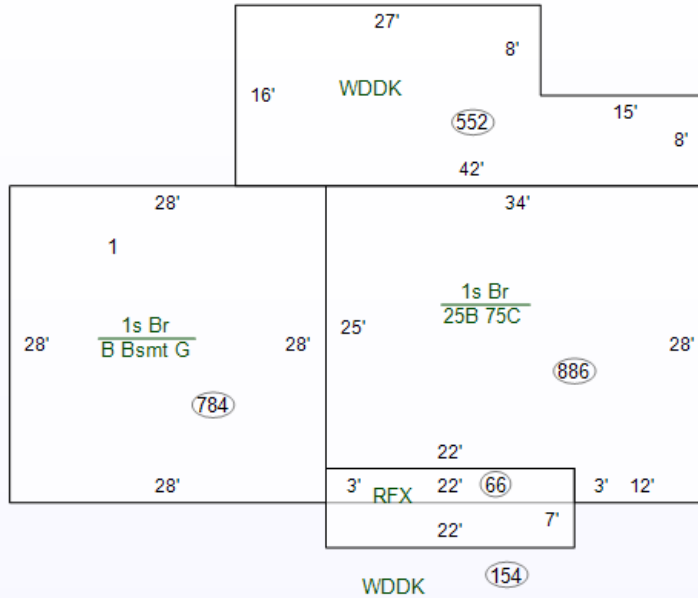
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	1670	1670	\$160,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1006	0	\$34,600	
Crawl	664	0	\$6,500	
Slab				

**Total Base** \$201,700

**Adjustments 1 Row Type Adj. x 1.00** \$201,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
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** \$208,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$16,300	\$224,900
Garages (+) 450 sqft	\$4,900	\$229,800
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$205,097</b>

**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	Brick	C+1	1975	1975	50	A		0.85		2,676 sqft	\$205,097	35%	\$133,310	0%	100%	1.080	1.000	100.00	0.00	0.00	\$144,000