

General Information

Parcel Number 89-18-15-000-212.000-028
Local Parcel Number 50-15-000-212.000-15

Tax ID: 015-00495-00

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)
School Corp 8385
Neighborhood 154158-015 S/E
Section/Plat 5015000
Location Address (1) 2538 NIEWOEHNER RD

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling
Public Utilities Electricity
Streets or Roads Paved
Neighborhood Life Cycle Stage Improving

Ownership

MENDENHALL, ERIC C & MARY L
2538 NIEWOEHNER RD
RICHMOND, IN 47374

Legal

PT NE SEC 15-13-1 5.634A



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 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 1-3, and Value.

Flood Hazard

Flood Hazard ERA
TIF

Transfer of Ownership

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

Notes

12/6/2022 Misc: 2023 GENERAL REVAL

Land Computations

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

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	2852 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Stoop, Masonry	192	\$4,400
Canopy, Shed Type	192	\$1,600
Stoop, Masonry	72	\$2,700
Canopy, Roof Extension	72	\$1,300
Patio, Concrete	203	\$1,500
Wood Deck	120	\$3,300

Plumbing

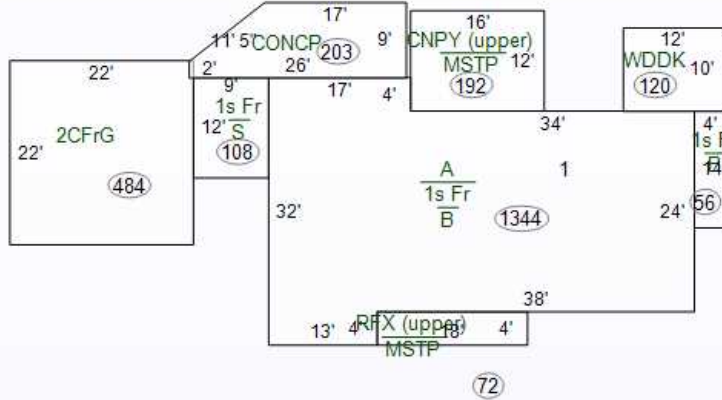
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1508	1508	\$134,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1344	1344	\$27,400	
Bsmt		1400	0	\$43,200	
Crawl					
Slab		108	0	\$0	
				Total Base	\$205,100

Adjustments

Adjustment	Value	Total
1 Row Type Adj. x 1.00		\$205,100
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:1260	\$12,900
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1508 A:1344	\$5,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$230,700
Sub-Total, 1 Units		

Exterior Features (+)	\$14,800	\$245,500
Garages (+) 484 sqft	\$20,100	\$265,600
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$248,336

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	Wood Fr	C+2	1975	2015	10	G		0.85		4,252 sqft	\$248,336	8%	\$228,470	0%	100%	1.080	1.000	100.00	0.00	0.00	\$246,700
2: Utility Shed	1	SV	D	2019	2019	6	A		0.85		14'x36'		20%		0%	100%	1.080	1.000	100.00	0.00	0.00	\$0