

General Information

Parcel Number 89-18-15-100-104.011-029
Local Parcel Number 50-15-100-104.110-16
Tax ID: 016-00436-11
Routing Number 5015100-010
Property Class 510
1 Family Dwell - Platted Lot

Ownership

SHERLITZ-VIEN, TRINA A, TRUSTEE
2891 FOREST PINES DR
RICHMOND, IN 47374

Legal

E PT LOT 11 FOREST PINES ESTATES

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 05/16/2023 to 01/01/1900.

Notes

12/13/2022 Misc: 2023: GENERAL REVALUATION



Res

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 029 (Local 016)
School Corp 8385
Neighborhood 153157-016
Section/Plat 5015100
Location Address (1) 2891 FOREST PINES DR RICHMOND, IN 47374

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for years 2022-2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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 for land types 9 and 91.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

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Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 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 \$64,300.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 5090 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 Masonry	220	\$11,300
Wood Deck	210	\$4,600
Patio, Concrete	156	\$1,200
Porch, Open Frame	156	\$8,300
Porch, Open Masonry	168	\$9,700
Porch, Open Frame	112	\$6,300

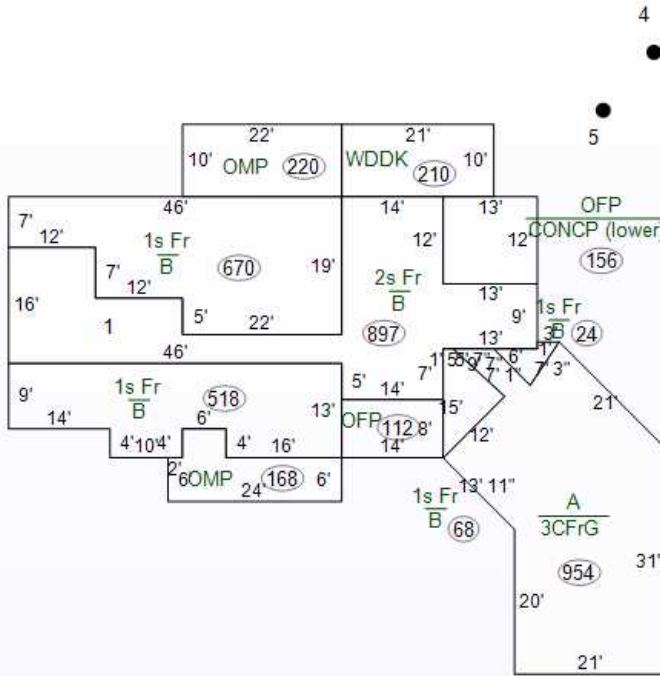
**Plumbing**

	#	TF
<b>Full Bath</b>	4	12
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	2	2
<b>Total</b>	9	18

**Accommodations**

<b>Bedrooms</b>	5
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	10

**Heat Type**



**Specialty Plumbing**

Description	Count	Value
Bath Tub With Jets	1	\$1,800

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2177	2177	\$177,300	
2	1Fr	897	897	\$48,800	
3					
4					
1/4					
1/2					
3/4					
Attic		954	383	\$14,300	
Bsmt		2177	1633	\$115,300	
Crawl					
Slab					

<b>Total Base</b>	\$355,700
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
<b>Total</b>	<b>\$355,700</b>

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:2 MO:2 \$9,000
No Heating (-)	\$0
A/C (+)	1:2177 2:897 A:954 \$9,000
No Elec (-)	\$0
Plumbing (+ / -)	18 - 5 = 13 x \$800 \$10,400
Spec Plumb (+)	\$1,800
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$385,900
<b>Sub-Total, 1 Units</b>	\$385,900

Exterior Features (+)	\$41,400	\$427,300
Garages (+) 954 sqft	\$35,400	\$462,700
Quality and Design Factor (Grade)	2.00	
Location Multiplier	0.85	
<b>Replacement Cost</b>	<b>\$786,590</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	2	Wood Fr	A+2	2010	2010	15 A		0.85		6,205 sqft	\$786,590	13%	\$684,330	0%	100%	1.270	1.000	100.00	0.00	0.00	\$869,100
2: Bath House	1		B	2015	2015	10 A	\$64.84	0.85	\$66.14	10'x24'	\$15,873	20%	\$12,700	0%	100%	1.270	1.000	100.00	0.00	0.00	\$16,100
3: Other Yard Item (R)	1	SV	C	2015	2015	10 A		0.85		10'x24'		30%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$13,300
4: Stoop (free standing)	1		C	2015	2015	10 A		0.85		4'x14'	\$1,955	9%	\$1,780	0%	100%	1.270	1.000	100.00	0.00	0.00	\$2,300
5: Swimming Pool (R)	1		C	2015	2015	10 A	\$54.40	0.85	\$57.71	16'x36'	\$34,340	30%	\$24,040	50%	100%	1.270	1.000	100.00	0.00	0.00	\$15,300