

General Information

Parcel Number 89-18-15-100-104.012-029
Local Parcel Number 50-15-100-104.120-16
Tax ID: 016-00436-12
Routing Number 5015100-011
Property Class 510
1 Family Dwell - Platted Lot

Ownership

WETZEL, NICHOLAS B & MELISSA A
2795 FOREST PINES DR
RICHMOND, IN 47374

Legal

PT LOT 11 FOREST PINES ESTATES 5.007A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/28/2022 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) 2795 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 valuation 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 show data for land parcels 9, 91, and 91.

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 Static

Printed Wednesday, April 30, 2025

Review Group 2027

Data Source External Only

Collector 11/02/2022 jh

Appraiser 11/17/2022 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (5.01), Actual Frontage (0), Developer Discount, Parcel Acreage (5.01), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (4.01), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$32,600), 91/92 Value (\$29,500), Supp. Page Land Value, CAP 1 Value (\$32,600), CAP 2 Value (\$29,500), CAP 3 Value (\$0), Total Value (\$62,100).

General Information

| | |
|----------------------|----------------------|
| Occupancy | Single-Family |
| Description | Residential Dwelling |
| Story Height | 2 |
| Style | N/A |
| Finished Area | 5508 sqft |
| Make | |

Floor Finish

| | |
|---|--|
| <input type="checkbox"/> Earth | <input 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 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 |
|---------------------|------|---------|
| Porch, Open Masonry | 32 | \$3,800 |
| Patio, Concrete | 462 | \$3,700 |

Plumbing

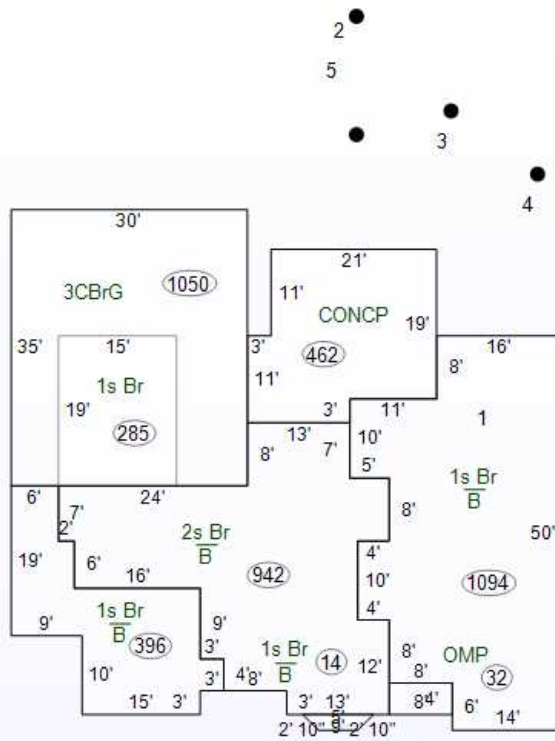
| # | TF |
|----------------------|-------|
| Full Bath | 4 12 |
| Half Bath | 2 4 |
| Kitchen Sinks | 1 1 |
| Water Heaters | 1 1 |
| Add Fixtures | 8 8 |
| Total | 16 26 |

Accommodations

| | |
|---------------------|----|
| Bedrooms | 5 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 1 |
| Total Rooms | 14 |

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-----------|--------|
| 1 | 7 | 2446 | 2446 | \$212,700 | |
| 2 | 7 | 1227 | 1227 | \$71,600 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 2446 | 1835 | \$126,700 | |
| Crawl | | | | | |
| Slab | | | | | |

Total Base \$411,000

Adjustments 1 Row Type Adj. x 1.00 \$411,000

| | | |
|------------------|---------------------|----------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | MS:1 MO:2 PS:2 PO:2 | \$17,400 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:2446 2:1227 | \$9,100 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 26 - 5 = 21 x \$800 | \$16,800 |
| Spec Plumb (+) | | \$1,800 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$456,100

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|------------------|
| Exterior Features (+) | \$7,500 | \$463,600 |
| Garages (+) 1050 sqft | \$41,500 | \$505,100 |
| Quality and Design Factor (Grade) | 1.50 | |
| Location Multiplier | 0.85 | |
| Replacement Cost | | \$644,003 |

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 | Brick | A-1 | 1997 | 1997 | 28 A | | 0.85 | | 6,119 sqft | \$644,003 | 22% | \$502,320 | 10% | 100% | 1.270 | 1.000 | 100.00 | 0.00 | 0.00 | \$574,200 |
| 2: Barn, Pole (T3) | 1 | T30W | A | 2017 | 2017 | 8 A | \$14.27 | 0.85 | | 24' x 30' x 8' | \$13,180 | 20% | \$10,540 | 0% | 100% | 1.270 | 1.000 | 100.00 | 0.00 | 0.00 | \$13,400 |
| 3: Bath House | 1 | | C | 1999 | 1999 | 26 A | \$53.50 | 0.85 | \$50.22 | 12'x24' | \$14,463 | 45% | \$7,950 | 0% | 100% | 1.270 | 1.000 | 100.00 | 0.00 | 0.00 | \$10,100 |
| 4: Swimming Pool (R) | 1 | | C | 1998 | 1998 | 27 A | \$54.08 | 0.85 | \$56.12 | 16'x40' | \$37,885 | 85% | \$5,680 | 50% | 100% | 1.270 | 1.000 | 100.00 | 0.00 | 0.00 | \$3,600 |
| 5: Wood Deck- Treated pine | 1 | | C | 1999 | 1999 | 26 A | | 0.85 | | 12'x24' | \$5,355 | 24% | \$4,070 | 0% | 100% | 1.270 | 1.000 | 100.00 | 0.00 | 0.00 | \$5,200 |