

General Information

Parcel Number
89-18-16-000-207.000-028

Local Parcel Number
50-16-000-207.000-15

Tax ID:
015-01859-00

Routing Number
5016000-035

Ownership

BURKET, MICHAEL FLYNN & SARAH
2524 S 23RD ST
RICHMOND, IN 47374

Legal

NE SEC 16-13-1 3.71A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/02/2018	BURKET, MICHAEL F	2018007981	PR	/	\$327,000	V
10/02/2018	WELBAUM, DANIEL E	2018007980	TD	/		I
03/11/2011	WELBAUM, DANIEL Q	2011001729	QC	/	\$0	I
02/11/2011	WELBAUM, DANIEL	2011001012	QC	/	\$0	I
09/23/2008	WELBAUM, DANIEL &	2008008545	WD	/	\$315,000	I
01/01/1900	GORE, GREGORY A	2008008545	WD	/	\$315,000	I

Notes

12/6/2022 Misc: 2023 GENERAL REVAL

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 028 (Local 015)
WAYNE TOWNSHIP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 153157-015
WAYNE-153157 (015)

Section/Plat
5016000

Location Address (1)
2524 S 23RD ST
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$47,800	Land	\$47,800	\$40,600	\$35,600	\$35,600	\$35,600
\$29,600	Land Res (1)	\$29,600	\$25,100	\$22,000	\$22,000	\$22,000
\$18,200	Land Non Res (2)	\$18,200	\$15,500	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$13,600	\$13,600	\$13,600
\$391,600	Improvement	\$391,600	\$331,100	\$302,900	\$308,100	\$281,800
\$383,100	Imp Res (1)	\$383,100	\$322,400	\$294,200	\$297,600	\$273,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$8,500	Imp Non Res (3)	\$8,500	\$8,700	\$8,700	\$10,500	\$8,800
\$439,400	Total	\$439,400	\$371,700	\$338,500	\$343,700	\$317,400
\$412,700	Total Res (1)	\$412,700	\$347,500	\$316,200	\$319,600	\$295,000
\$18,200	Total Non Res (2)	\$18,200	\$15,500	\$0	\$0	\$0
\$8,500	Total Non Res (3)	\$8,500	\$8,700	\$22,300	\$24,100	\$22,400

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

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
9	A		0	1.000000	1.00	\$29,600	\$29,600	\$29,600	0%	1.0000	100.00	0.00	0.00	\$29,600
91	A		0	2.710000	1.00	\$6,700	\$6,700	\$18,157	0%	1.0000	0.00	100.00	0.00	\$18,160

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage

Static

Printed Wednesday, April 30, 2025

Review Group 2027

Data Source External Only

Collector 11/10/2022 jh

Appraiser 12/06/2022 Nexus

Land Computations

Calculated Acreage	3.71
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.71
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	2.71
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	\$29,600
91/92 Value	\$18,200
Supp. Page Land Value	
CAP 1 Value	\$29,600
CAP 2 Value	\$18,200
CAP 3 Value	\$0
Total Value	\$47,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3577 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
Stoop, Masonry	40	\$2,300
Patio, Concrete	449	\$2,900

Plumbing

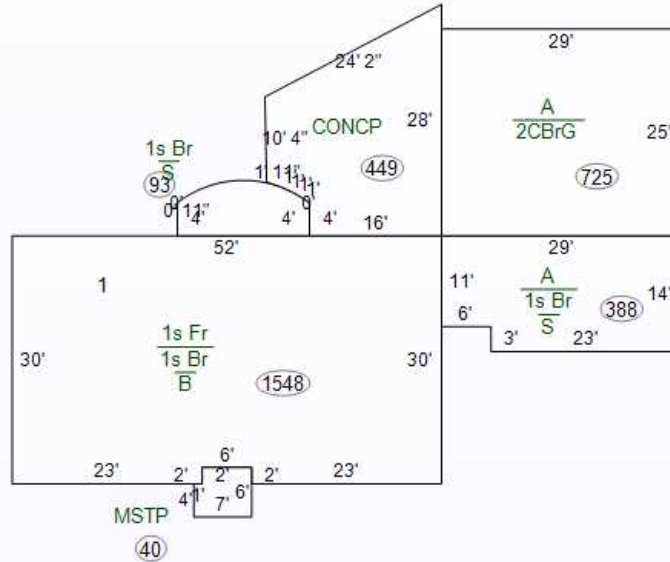
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	6	13

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	2029	2029	\$184,600	
2	1Fr	1548	1548	\$71,000	
3					
4					
1/4					
1/2					
3/4					
Attic		1113	0	\$8,900	
Bsmt		1548	0	\$46,100	
Crawl					
Slab		481	0	\$0	
				Total Base	\$310,600

Adjustments

				1 Row Type Adj. x 1.00	\$310,600
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)			3:750		\$13,100
Loft (+)					\$0
Fireplace (+)			MS:1 MO:1		\$4,500
No Heating (-)					\$0
A/C (+)			1:2029 2:1548		\$8,800
No Elec (-)					\$0
Plumbing (+ / -)			13 - 5 = 8 x \$800		\$6,400
Spec Plumb (+)					\$0
Elevator (+)					\$0

Sub-Total, One Unit \$343,400

Sub-Total, 1 Units

Exterior Features (+) \$5,200 \$348,600

Garages (+) 725 sqft \$30,600 \$379,200

Quality and Design Factor (Grade) 1.30

Location Multiplier 0.85

Replacement Cost \$419,016

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	3/6 Maso	B+1	1963	1963	62	G		0.85		6,238 sqft	\$419,016	28%	\$301,690	0%	100%	1.270	1.000	100.00	0.00	0.00	\$383,100
2: Type 2 Barn	1		C	1964	1964	61	A	\$44.75	0.85		30' x 21' x 12'	\$24,198	65%	\$8,470	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,500