

89-07-21-000-312.000-032

General Information

Parcel Number
89-07-21-000-312.000-032

Local Parcel Number
21-21-000-312.000-17

Tax ID:
017-00331-00

Routing Number

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

Year: 2025

Location Information

County
WAYNE

Township
WEBSTER TOWNSHIP

District 032 (Local 017)
WEBSTER TOWNSHIP

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 174409-017
WEBSTER-174409 (017)

Section/Plat
2121000

Location Address (1)
4908 WEBSTER RD
RICHMOND, IN 47374

Zoning
ZO01 Residential

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 Friday, May 16, 2025

Review Group 2029

HUFFINE, WILLIE G JR & KATHR

Ownership

HUFFINE, WILLIE G JR & KATHRYN
4908 WEBSTER RD
RICHMOND, IN 47374

Legal

PT E 1/2 SW SEC 21-17-14 2A



4908 WEBSTER RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	HUFFINE, WILLIE G J		CO		/		

511, 1 Family Dwell - Unplatted (0 to 9.9

WEBSTER-174409 (017)/17 1/2

Notes

1/31/2025 Misc: 2025 GENERAL REVAUATION
7/14/2020 Misc: 2021 GENERAL REVAL EFFECT AGE 1930

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/05/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
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	☒	☐	☐	☐	☐
\$23,500	Land	\$23,500	\$23,500	\$20,400	\$18,700	\$18,300
\$19,600	Land Res (1)	\$19,600	\$19,600	\$17,000	\$15,600	\$15,200
\$3,900	Land Non Res (2)	\$3,900	\$3,900	\$3,400	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$3,100	\$3,100
\$137,000	Improvement	\$137,000	\$137,000	\$120,100	\$111,300	\$112,400
\$126,500	Imp Res (1)	\$126,500	\$126,500	\$109,300	\$100,500	\$99,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$10,500	Imp Non Res (3)	\$10,500	\$10,500	\$10,800	\$10,800	\$13,200
\$160,500	Total	\$160,500	\$160,500	\$140,500	\$130,000	\$130,700
\$146,100	Total Res (1)	\$146,100	\$146,100	\$126,300	\$116,100	\$114,400
\$3,900	Total Non Res (2)	\$3,900	\$3,900	\$3,400	\$0	\$0
\$10,500	Total Non Res (3)	\$10,500	\$10,500	\$10,800	\$13,900	\$16,300

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

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	\$19,600	\$19,600	\$19,600	0%	1.0000	100.00	0.00	0.00	\$19,600
91	A		0	0.870000	1.00	\$4,500	\$4,500	\$3,915	0%	1.0000	0.00	100.00	0.00	\$3,920
82	A	GE	0	0.130000	1.02	\$2,120	\$2,162	\$281	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	2.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.13
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.87
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	\$19,600
91/92 Value	\$3,900
Supp. Page Land Value	
CAP 1 Value	\$19,600
CAP 2 Value	\$3,900
CAP 3 Value	\$0
Total Value	\$23,500

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

2464 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Stoop, Masonry

60

\$2,300

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

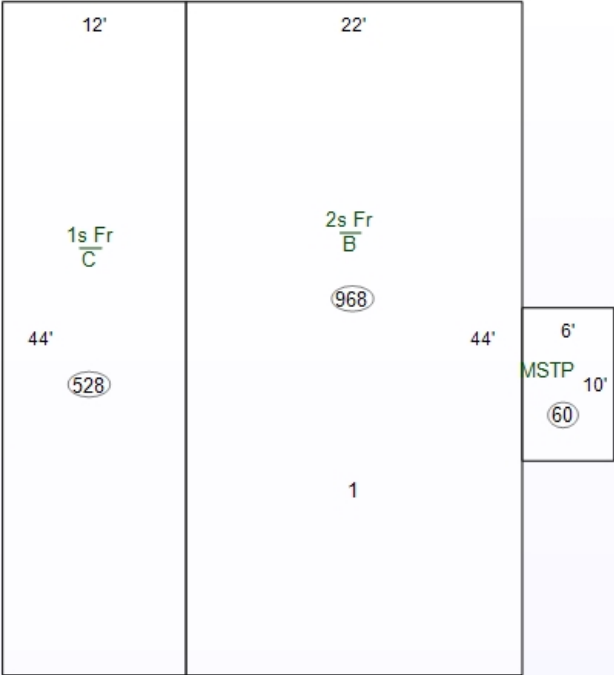
1

Total Rooms

7

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1496	1496	\$134,500
2	1Fr	968	968	\$51,200
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		968	0	\$34,100
Crawl		528	0	\$5,900
Slab				
Total Base				\$225,700
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$228,100
Sub-Total, 1 Units				
Exterior Features (+)				\$2,300
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				1.05
Location Multiplier				0.85
Replacement Cost				\$205,632

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	C+1	1900	1930	95 F		0.85		3,432 sqft	\$205,632	50%	\$102,820	0%	100%	1.230	1.000	100.00	0.00	0.00	\$126,500
2: Lean-to	1	Concrete	C	1960	1960	65 A	\$8.80	0.85		6'x16' x 8'	\$718	65%	\$250	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300
3: Type 2 Barn	1		C	1900	1900	125 F	\$38.59	0.85		30' x 40' x 14'	\$34,017	70%	\$10,210	0%	100%	1.000	1.000	0.00	0.00	100.00	\$10,200