

General Information

Parcel Number 89-10-11-000-117.000-030
Local Parcel Number 47-11-000-117.000-29

Tax ID: 029-01961-00

Routing Number 4711000-017

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 295435-029
WAYNE-295435 (029)

Section/Plat 4711000

Location Address (1)
2542 RICH RD
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

EBACHER, STEPHEN
2542 RICH RD
RICHMOND, IN 47374

Legal

LOT 19 REPLAT CLARK'S SUB DIV



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 12/03/2020 to 01/01/1900.

Notes

11/5/2021 Misc: 2022: GENERAL REVALUATION

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

Table with columns: Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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.

Land Computations

Table with columns: Computation Name, Value. Includes items like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source Aerial

Collector 09/20/2021 rc

Appraiser 11/05/2021 en

Total Value \$22,900

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 2608 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 Frame | 72 | \$5,300 |
| Porch, Open Frame | 104 | \$6,300 |

Plumbing

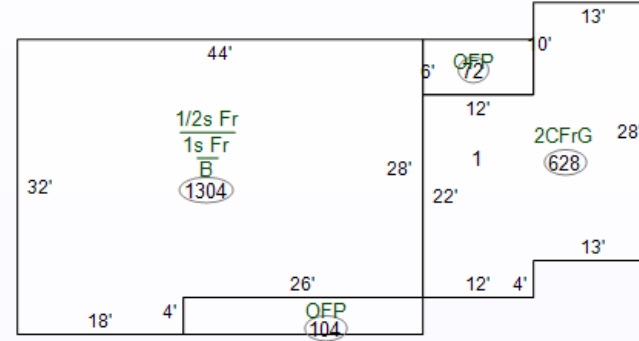
| | # | TF |
|----------------------|---|----|
| Full Bath | 2 | 6 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 0 | 0 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 1 | 1 |
| Total | 4 | 8 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 7 |

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-----------|--------|
| 1 | 1Fr | 1304 | 1304 | \$124,300 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | 1Fr | 1304 | 1304 | \$47,800 | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 1304 | 0 | \$41,500 | |
| Crawl | | | | | |
| Slab | | | | | |

Total Base \$213,600

Adjustments 1 Row Type Adj. x 1.00 \$213,600

| | | |
|------------------|-------------------|---------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | MS:1 MO:1 | \$4,500 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:1304 1/2:1304 | \$5,900 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 | \$2,400 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$226,400

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$11,600 | \$238,000 |
| Garages (+) 628 sqft | \$26,000 | \$264,000 |
| Quality and Design Factor (Grade) | | 1.05 |
| Location Multiplier | | 0.85 |

Replacement Cost \$235,620

Summary of Improvements

| Description | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | 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 1/2 | Wood Fr | C+1 | 1976 | 1976 | 49 | A | | | 0.85 | | 3,912 sqft | \$235,620 | 35% | \$153,150 | 0% | 100% | 0.980 | 1.000 | 100.00 | 0.00 | 0.00 | \$150,100 |
| 2: Detached Garage/Boat H | 1 | Wood Fr | D | 1973 | 1973 | 52 | A | | \$41.81 | 0.85 | \$28.43 | 24'x24' | \$16,376 | 45% | \$9,010 | 0% | 100% | 0.980 | 1.000 | 100.00 | 0.00 | 0.00 | \$8,800 |