

89-10-22-130-101.000-005

General Information

Parcel Number
89-10-22-130-101.000-005

Local Parcel Number
31-22-130-101.000-04

Tax ID:
004-00460-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
WAYNE

Township
CENTER TOWNSHIP

District 005 (Local 004)
CENTER TOWNSHIP - SANITARY

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 995550-004
CENTER-995550 (004)

Section/Plat
3122130

Location Address (1)
211 PICKETT DR
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2027

DUTTON, WILLIAM J & HEATHE

Ownership

DUTTON, WILLIAM J & HEATHER M
211 PICKETT DR
RICHMOND, IN 47374

Legal

LOT 58 TOWN & COUNTRY EST 2ND ADD
REPLAT; PT LOT 57 TOWN & COUNTRY EST WND
ADD REPLAT 0.003A



211 PICKETT DR

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/20/2012	DUTTON, WILLIAM J	2012009891	QC	/		I
10/17/2011	CANTIN, HEATHER M	0	CO	/		I
10/15/2010	CANTIN, HEATHER M	2010007959	CW	/	\$127,000	V
09/22/2010	WEST END BANK SB	2010007118	SH	/	\$139,613	I
01/01/1900	SPENCER, JASON E	2010007118	SH	/	\$139,613	I

510, 1 Family Dwell - Platted Lot

Res

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	☐	☐	☐	☐	☐
\$29,600	Land	\$29,600	\$25,300	\$22,800	\$22,800	\$22,800
\$29,600	Land Res (1)	\$29,600	\$25,300	\$22,800	\$22,800	\$22,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$175,700	Improvement	\$175,700	\$152,200	\$145,800	\$144,900	\$132,500
\$175,700	Imp Res (1)	\$175,700	\$152,200	\$143,400	\$142,500	\$130,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$2,400	\$2,400	\$2,200
\$205,300	Total	\$205,300	\$177,500	\$168,600	\$167,700	\$155,300
\$205,300	Total Res (1)	\$205,300	\$177,500	\$166,200	\$165,300	\$153,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$2,400	\$2,400	\$2,200

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
F	F		108	115x103	0.90	\$286	\$257	\$29,555	0%	1.0000	100.00	0.00	0.00	\$29,560

CENTER-995550 (004)/9955 1/2

Notes

2/27/2023 Misc: 2023 GENERAL REVALUATION

Land Computations

Calculated Acreage	0.27
Actual Frontage	108
Developer Discount	☐
Parcel Acreage	0.27
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.27
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$29,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$29,600

General Information		
Occupancy	Single-Family	
Description	Residential Dwelling	
Story Height	1	
Style	N/A	
Finished Area	1644 sqft	
Make		

Floor Finish		
☐ Earth	☐ Tile	
☒ Slab	☒ Carpet	
☒ Sub & Joist	☒ Unfinished	
☐ Wood	☐ Other	
☐ Parquet		

Wall Finish		
☒ Plaster/Drywall	☒ Unfinished	
☐ Paneling	☐ Other	
☐ Fiberboard		

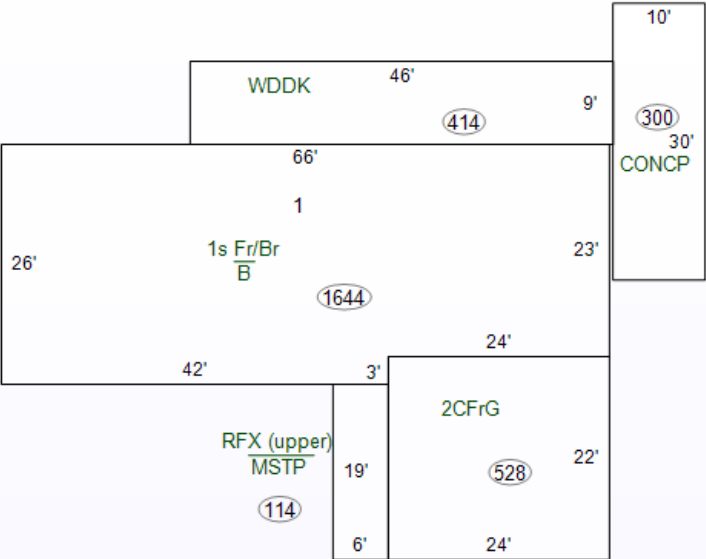
Roofing				
☐ Built-Up	☐ Metal	☒ Asphalt	☐ Slate	☐ Tile
☐ Wood Shingle		☐ Other		

Exterior Features		
Description	Area	Value
Stoop, Masonry	114	\$3,500
Canopy, Roof Extension	114	\$1,900
Wood Deck	414	\$7,900
Patio, Concrete	300	\$2,200

Plumbing		
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations	
Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type	
Central Warm Air	



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	92	1644	1644	\$148,900
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1644	0	\$48,100
Crawl				
Slab				

		Total Base	\$197,000
Adjustments	1 Row Type Adj. x 1.00		\$197,000
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)	1:240		\$1,600
Loft (+)			\$0
Fireplace (+)	MS:1 MO:1		\$4,500
No Heating (-)			\$0
A/C (+)	1:1644		\$5,000
No Elec (-)			\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800		\$4,800
Spec Plumb (+)			\$0
Elevator (+)			\$0
		Sub-Total, One Unit	\$212,900
		Sub-Total, 1 Units	
Exterior Features (+)		\$15,500	\$228,400
Garages (+) 528 sqft		\$21,400	\$249,800
Quality and Design Factor (Grade)			1.05
Location Multiplier			0.85
		Replacement Cost	\$222,947

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	1	2/6 Maso	C+1	1985	1985	40	A		0.85		3,288 sqft	\$222,947	28%	\$160,520	0%	100%	1.080	1.000	100.00	0.00	0.00	\$173,400
2: Swimming Pool (R)	1		C	1988	1988	37	A	\$55.28	0.85	\$46.99	16'x32'	\$27,871	85%	\$4,180	50%	100%	1.080	1.000	100.00	0.00	0.00	\$2,300