

General Information

Parcel Number 89-10-22-130-205.000-005

Local Parcel Number 31-22-130-205.000-04

Tax ID: 004-00798-00

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 943015-004 CENTER-943015 (004)

Section/Plat 3122130

Location Address (1) 356 MELODY LN RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

BELL, DOUGLAS & MICHELLE BATT 356 MELODY LN RICHMOND, IN 47374

Legal

PT N M D FRACT SEC 22-16-14 0.344A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/30/2019 to 01/01/1900.

Notes

1/11/2023 Misc: 2023 GENERAL REVALUATION
1/21/2020 Misc: 2020: CORRECT WDDK SIZE, ADD FULL BATH, AND ADD A/C, CHANGE EFF AGE PER F/C 1/16/20



Res

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

Table with columns: Year (2025-2022), Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.34), Actual Frontage (100), Developer Discount, Parcel Acreage (0.34), 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 (0.34), 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 (\$30,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$30,300).

Data Source External Only

Collector 10/14/2022 rc

Appraiser 01/11/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1464 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
Wood Deck	208	\$4,600

Plumbing

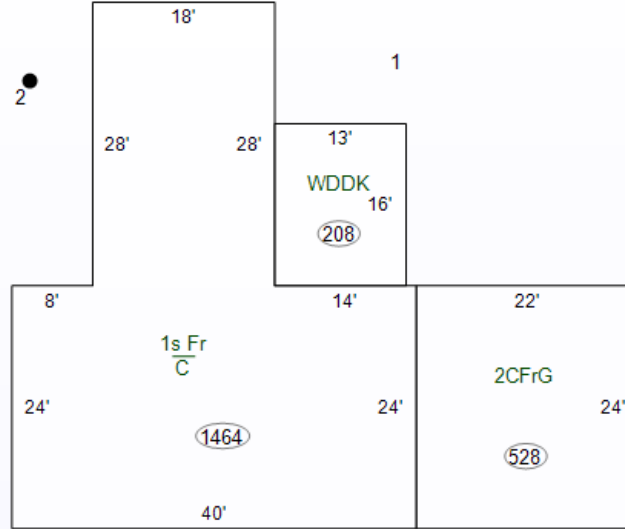
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1464	1464	\$133,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1464	0	\$9,200	
Slab				

Total Base \$142,400

Adjustments 1 Row Type Adj. x 1.00 \$142,400

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) 1:1464 \$4,800
 No Elec (-) \$0
 Plumbing (+ / -) 8 - 5 = 3 x \$800 \$2,400
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$149,600

Sub-Total, 1 Units

Exterior Features (+) \$4,600 \$154,200

Garages (+) 528 sqft \$21,400 \$175,600

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

Replacement Cost \$149,260

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	Wood Fr	C	1953	1990	35	A		0.85		1,464 sqft	\$149,260	26%	\$110,450	0%	100%	1.170	1.000	100.00	0.00	0.00	\$129,200
2: Pool, Above Ground (circu	1	SV	D	2021	2021	4	A		0.85		20' Circ		32%		0%	100%	1.170	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	D	1990	1990	35	A		0.85		8'x12'		65%		0%	100%	1.170	1.000	100.00	0.00	0.00	\$0