

General Information

Parcel Number
89-10-22-130-206.000-005

Local Parcel Number
31-22-130-206.000-04

Tax ID:
004-00270-00

Routing Number

Ownership

SLAVEN, SHERRY
378 MELODY LN
RICHMOND, IN 47374

Legal

PT NW FRACT SEC 22-16-14 0.344A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/25/2018	SLAVEN, SHERRY	2018004820	WD	/	\$58,900	V
06/25/2018	LAKES, DIANE S	2018004819	QC	/		I
06/25/2018	LAKES, HEATHER 1/4	2018004818	HA	/		I
12/01/2014	LAKES, WAYNE K	2014008891	WD	/	\$0	I
01/07/2013	LAKES, DIANE S & W	2013000140	SW	/	\$40,000	I
08/30/2012	FEDERAL NATIONAL	2012007393	SH	/	\$45,901	I

Notes

1/11/2023 Misc: 2023 GENERAL REVALUATION

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



Res

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)
378 MELODY LN
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"/>
\$30,300	Land	\$30,300	\$25,900	\$23,300	\$23,300	\$23,300
\$30,300	Land Res (1)	\$30,300	\$25,900	\$23,300	\$23,300	\$23,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$64,800	Improvement	\$64,800	\$58,900	\$52,900	\$53,500	\$49,100
\$64,800	Imp Res (1)	\$64,800	\$58,900	\$52,900	\$53,500	\$49,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$95,100	Total	\$95,100	\$84,800	\$76,200	\$76,800	\$72,400
\$95,100	Total Res (1)	\$95,100	\$84,800	\$76,200	\$76,800	\$72,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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		100	100x150	1.06	\$286	\$303	\$30,300	0%	1.0000	100.00	0.00	0.00	\$30,300

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level

Flood Hazard

Public Utilities ERA

Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 10/14/2022 rc

Appraiser 01/11/2023 Nexus

Land Computations

Calculated Acreage	0.34
Actual Frontage	100
Developer Discount	<input type="checkbox"/>
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

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 960 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, Enclosed Frame	208	\$13,800
Wood Deck	160	\$3,700

Plumbing

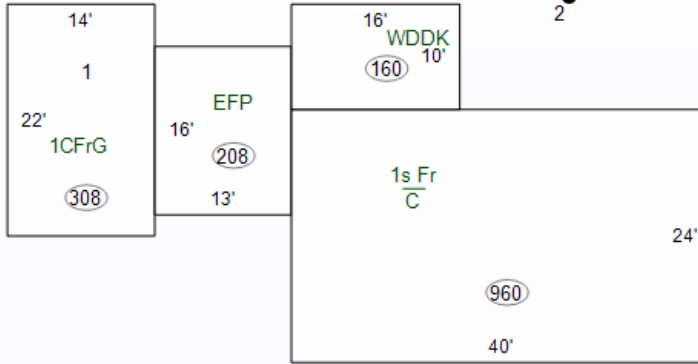
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	960	960	\$101,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		960	0	\$7,400	
Slab					

Total Base \$108,500

Adjustments 1 Row Type Adj. x 1.00 \$108,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:960 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$112,300

Sub-Total, 1 Units

Exterior Features (+)	\$17,500	\$129,800
Garages (+) 308 sqft	\$15,000	\$144,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$110,772

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	D+2	1954	1954	71	A		0.85		960 sqft	\$110,772	50%	\$55,390	0%	100%	1.170	1.000	100.00	0.00	0.00	\$64,800
2: Utility Shed	1	SV	D	2005	2005	20	A		0.85		10'x12'		50%		0%	100%	1.170	1.000	100.00	0.00	0.00	\$0