

General Information

Parcel Number 89-10-22-310-105.000-005
Local Parcel Number 31-22-310-105.000-04
Tax ID: 004-00416-00
Routing Number

Ownership

REDD, CLAYTON & TRINA
4167 ROAN DR
RICHMOND, IN 47374
Legal PT N M D 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 dates from 09/14/2020 to 01/01/1900.

Notes

12/22/2022 Misc: 2023 GENERAL REVAL

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 944013-004 CENTER-944013 (004)
Section/Plat 3122310
Location Address (1) 4167 ROAN DR RICHMOND, IN 47374

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

Table with columns: Year (2025-2022), 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 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Sewer, Gas, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 12/22/2022 rc

Appraiser 12/22/2022 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.34), Actual Frontage (100), Parcel Acreage (0.34), Total Acres Farmland (0.34), and Total Value (\$15,000).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1783 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	288	\$6,300
Patio, Concrete	154	\$1,200

**Plumbing**

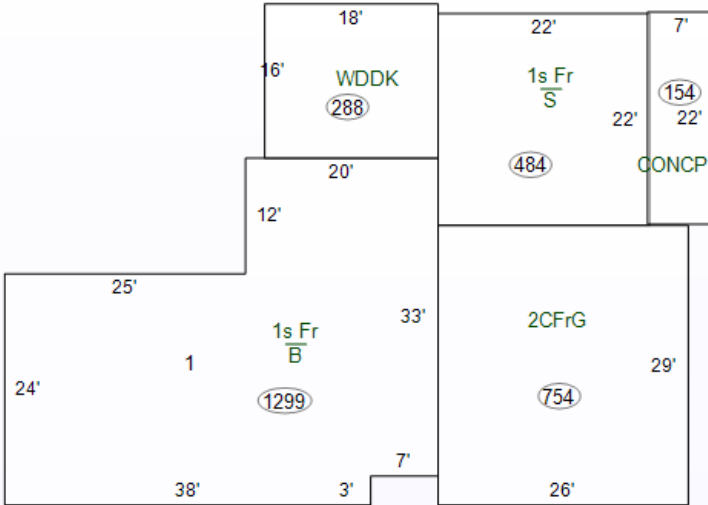
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1783	1783	\$152,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1299	0	\$41,500	
Crawl				
Slab	484	0	\$0	

**Total Base** \$194,100

**Adjustments 1 Row Type Adj. x 1.00** \$194,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:767	\$8,500
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1783	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$210,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$7,500	\$217,900
Garages (+) 754 sqft	\$29,000	\$246,900
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$199,372</b>

**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-1	1951	1985	40	A		0.85		3,082 sqft	\$199,372	28%	\$143,550	0%	100%	1.180	1.000	100.00	0.00	0.00	\$169,400