

89-10-22-330-303.000-005

BAISDEN, BOYD T & VICKIE L

217 CRESTWOOD LN

510, 1 Family Dwell - Platted Lot

CENTER-944028 (004)/9440

General Information

Parcel Number 89-10-22-330-303.000-005
Local Parcel Number 31-22-330-303.000-04

Tax ID: 004-00028-00

Routing Number

Property Class 510 RENTAL
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 944028-004 CENTER-944028 (004)

Section/Plat 3122330

Location Address (1) 217 CRESTWOOD LN RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

BAISDEN, BOYD T & VICKIE L
8661 COLLEGE CORNER RD
CENTERVILLE, IN 47330

Legal

LOT 17 WOODLAWN VILLAGE

Transfer of Ownership

Date 01/01/1900 Owner BAISDEN, BOYD T &
Doc ID Code Book/Page Adj Sale Price V/I
CO / I

Notes

10/14/2022 Misc: 2023 GENERAL REVALUATION



Res

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows include 2025, 2024, 2023, 2022, 2021 data.

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.18), Actual Frontage (65), Developer Discount, Parcel Acreage (0.18), 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 (0.18), 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 (\$14,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,400).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with 15 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. Row 1: F, F, 65, 65x122, 0.97, \$228, \$221, \$14,365, 0%, 1.0000, 100.00, 0.00, 0.00, \$14,370.

Data Source External Only

Collector 08/16/2022 rc

Appraiser 10/14/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 864 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
Patio, Concrete	80	\$600
Canopy, Roof Extension	80	\$1,300
Canopy, Shed Type	200	\$1,600
Patio, Concrete	200	\$1,500

Plumbing

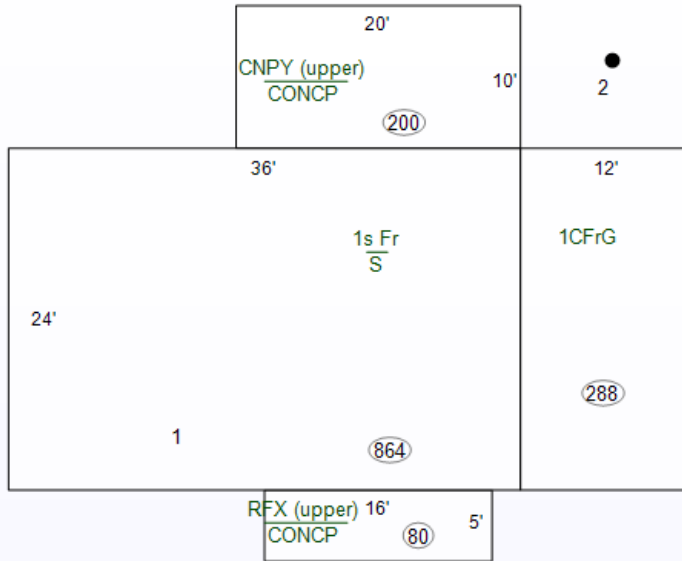
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
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	864	864	\$94,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	864	0	\$0	
			Total Base	\$94,800

Adjustments

1 Row Type Adj. x 1.00		\$94,800
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:864	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$99,200

Sub-Total, 1 Units

Exterior Features (+)	\$5,000	\$104,200
Garages (+) 288 sqft	\$15,000	\$119,200
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$96,254

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	1960	1970	55	A		0.85		864 sqft	\$96,254	40%	\$57,750	0%	100%	1.230	1.000	100.00	0.00	0.00	\$71,000
2: Utility Shed	1	SV	D	2010	2010	15	A		0.85		8'x10'		45%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0