

89-10-27-000-304.000-005

BLACKWELL, LOGAN D

4240 TEST RD

511, 1 Family Dwell - Unplatted (0 to 9.9

CENTER-204991 (004)/2049

1/2

**General Information**

**Parcel Number**  
89-10-27-000-304.000-005

**Local Parcel Number**  
31-27-000-304.000-04

**Tax ID:**  
004-00389-00

**Routing Number**

**Ownership**

BLACKWELL, LOGAN D  
4240 TEST RD  
RICHMOND, IN 47374

**Legal**  
PT M D FRACT SEC 27-16-14 2.355A

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/19/2022	BLACKWELL, LOGAN	2022010423	WD	/	\$140,000	V
06/03/2021	BROCK, NATALEE N	2021005569	QC	/		I
08/05/2011	FORREST, J M & ALI	2011005666	CW	/	\$75,000	V
06/20/2011	CASEBOLT, STEVEN	2011004414	SH	/	\$6,001	I
01/01/1900	HALL, DENNIS L & PA	2011004414	SH	/	\$6,001	I

**Notes**  
2/27/2023 Misc: 2023 GENERAL REVAL

**Property Class 511** RENTAL  
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 204991-004**  
CENTER-204991 (004)

**Section/Plat**  
3127000

**Location Address (1)**  
4240 TEST RD  
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/26/2023	04/20/2023	04/22/2022
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>\$26,600</b>	<b>Land</b>	<b>\$26,600</b>	<b>\$22,700</b>	<b>\$20,500</b>	<b>\$20,500</b>	<b>\$20,500</b>
\$20,800	Land Res (1)	\$20,800	\$17,800	\$16,000	\$16,000	\$16,000
\$5,800	Land Non Res (2)	\$5,800	\$4,900	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$4,500	\$4,500	\$4,500
<b>\$126,400</b>	<b>Improvement</b>	<b>\$126,400</b>	<b>\$107,900</b>	<b>\$97,400</b>	<b>\$102,200</b>	<b>\$68,700</b>
\$126,400	Imp Res (1)	\$126,400	\$107,900	\$97,400	\$102,200	\$68,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$153,000</b>	<b>Total</b>	<b>\$153,000</b>	<b>\$130,600</b>	<b>\$117,900</b>	<b>\$122,700</b>	<b>\$89,200</b>
\$147,200	Total Res (1)	\$147,200	\$125,700	\$113,400	\$118,200	\$84,700
\$5,800	Total Non Res (2)	\$5,800	\$4,900	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$4,500	\$4,500	\$4,500

**Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')**

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
9	A		0	1.000000	1.00	\$20,800	\$20,800	\$20,800	0%	1.0000	100.00	0.00	0.00	\$20,800
91	A		0	1.120000	1.00	\$5,200	\$5,200	\$5,824	0%	1.0000	0.00	100.00	0.00	\$5,820
82	A	GE	0	0.230000	1.02	\$2,390	\$2,438	\$561	-100%	1.0000	0.00	100.00	0.00	\$0

**Zoning**  
ZO01 Residential

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography** Rolling   
**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 11/28/2022 rc

Appraiser 02/27/2023 Nexus

**Land Computations**

Calculated Acreage	2.35
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.35
81 Legal Drain NV	0.00
82 Public Roads NV	0.23
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.12
Total Acres Farmland	0.00
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	\$20,800
91/92 Value	\$5,800
Supp. Page Land Value	
CAP 1 Value	\$20,800
CAP 2 Value	\$5,800
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$26,600</b>

General Information

Occupancy Single-Family  
 Description Residential Dwelling  
 Story Height 1  
 Style N/A  
 Finished Area 1768 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	119	\$3,500
Canopy, Shed Type	119	\$1,100
Porch, Open Frame	152	\$8,300

Plumbing

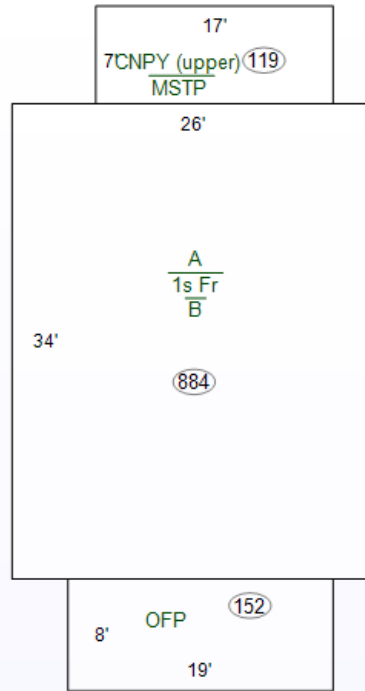
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	884	884	\$94,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		884	884	\$20,700	
Bsmt		884	0	\$32,100	
Crawl					
Slab					

	Total Base	Value
	\$147,600	
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$147,600</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	Value
	\$147,600	
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$12,900	\$160,500
Garages (+) 0 sqft	\$0	\$160,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$136,425</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	1939	1985	40	G		0.85		2,652 sqft	\$136,425	26%	\$100,950	0%	100%	1.140	1.000	100.00	0.00	0.00	\$115,100
2: Detached Garage/Boat H	1	Wood Fr	C	1940	1940	85	A	\$44.13	0.85	\$37.51	20'x24'	\$18,005	45%	\$9,900	0%	100%	1.140	1.000	100.00	0.00	0.00	\$11,300