

89-10-27-110-310.000-005

General Information

Parcel Number
89-10-27-110-310.000-005

Local Parcel Number
31-27-110-310.000-04

Tax ID:
004-00397-00

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
3127110

Location Address (1)
404 VIRGINIA AVE
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2027

DAVIS, TAMMY M IRREVOCABL

Ownership

DAVIS, TAMMY M IRREVOCABLE TR
C/O PAUL DAVIS
2414 QUAKER TRACE
WEST ALEXANDRIA, OH 45381

Legal

LOT 259 WOODLAWN VILLAGE

404 VIRGINIA AVE

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/13/2017	DAVIS, TAMMY M IRR	2017008378	WD	/		I
09/10/2012	DAVIS, PAUL D & TA	2012007651	SW	/	\$37,000	I
06/29/2012	HSBC MORTGAGE S	2012005384	SH	/	\$51,171	I
01/01/1900	BRANSON, RONALD	2012005384	SH	/	\$51,171	I

CENTER-944028 (004)/9440 1/2

Notes

10/12/2022 Misc: 2023 GENERAL REVALUATION



Res

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	☐	☐	☐	☐	☐
\$14,800	Land	\$14,800	\$12,600	\$11,400	\$11,100	\$11,100
\$14,800	Land Res (1)	\$14,800	\$12,600	\$11,400	\$11,100	\$11,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$51,200	Improvement	\$51,200	\$45,800	\$41,400	\$41,200	\$37,800
\$51,200	Imp Res (1)	\$51,200	\$45,800	\$41,400	\$41,200	\$37,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$66,000	Total	\$66,000	\$58,400	\$52,800	\$52,300	\$48,900
\$66,000	Total Res (1)	\$66,000	\$58,400	\$52,800	\$52,300	\$48,900
\$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		65	65x133	1.00	\$228	\$228	\$14,820	0%	1.0000	100.00	0.00	0.00	\$14,820

Land Computations

Calculated Acreage	0.20
Actual Frontage	65
Developer Discount	☐
Parcel Acreage	0.20
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	0.20
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	\$14,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$14,800

Data Source External Only

Collector 08/16/2022 rc

Appraiser 10/12/2022 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

864 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Wood Shingle

☐ Slate

☐ Tile

☐ Other

Exterior Features

Description

Area

Value

Porch, Enclosed Frame

192

\$13,800

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

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

3

1

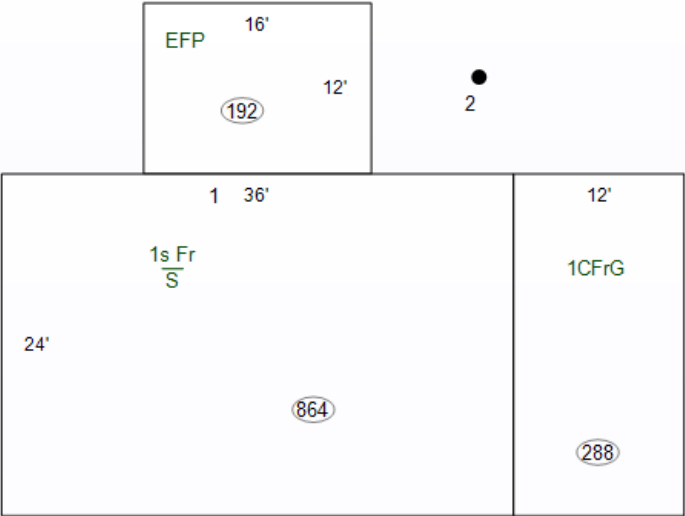
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5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

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 (+)				\$13,800	\$113,000
Garages (+) 288 sqft				\$15,000	\$128,000
Quality and Design Factor (Grade)					0.85
Location Multiplier					0.85
Replacement Cost					\$92,480

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+1	1964	1964	61	A		0.85		864 sqft	\$92,480	47%	\$49,010	15%	100%	1.230	1.000	100.00	0.00	0.00	\$51,200
2: Utility Shed	1	SV	D	2005	2005	20	A		0.85		10'x12'		50%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0