

General Information

Parcel Number 89-10-28-200-229.054-005
Local Parcel Number 31-28-200-229.540-04
Tax ID: 004-00813-54
Routing Number

Ownership

GODSEY, MORGAN D
4532 VIRGINIA AVE
RICHMOND, IN 47374

Legal

LOT 42 ROLLING PLAINS SUB DIV SEC 4

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/07/2025 to 01/01/1900.

Notes

9/9/2022 Misc: 2023 GENERAL REVALUATION

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 005 (Local 004)
School Corp 8360
Neighborhood 943015-004
Section/Plat 3128200
Location Address (1) 4532 VIRGINIA AVE RICHMOND, IN 47374

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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

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. Row shows data for F, F, 64, 64x110, 0.93, \$286, \$266, \$17,024, 0%, 1.0000, 100.00, 0.00, 0.00, \$17,020.

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 08/15/2022 rc

Appraiser 09/09/2022 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.16), Actual Frontage (64), Developer Discount, Parcel Acreage (0.16), 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 (0.16), 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 (\$17,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$17,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1035 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	25	\$200
Canopy, Roof Extension	25	\$800
Patio, Concrete	120	\$1,000

Plumbing

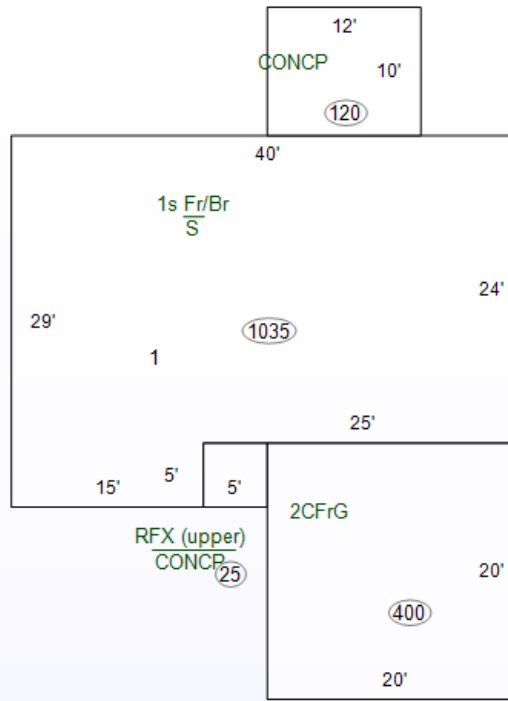
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1035	1035	\$108,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1035	0	\$0	
				Total Base	\$108,600

Adjustments

1 Row Type Adj. x 1.00	\$108,600
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1035 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$112,400

Sub-Total, 1 Units

Exterior Features (+)	\$2,000	\$114,400
Garages (+) 400 sqft	\$17,600	\$132,000
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
Replacement Cost		\$117,810

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	1/6 Maso	C+1	2000	2010	15	A		0.85		1,035 sqft	\$117,810	14%	\$101,320	0%	100%	1.170	1.250	100.00	0.00	0.00	\$148,200
2: Pool, Above Ground (circu	1	SV	D	2018	2018	7	A		0.85		23' Circ		56%		0%	100%	1.170	1.000	100.00	0.00	0.00	\$0
3: Wood Deck (free standing	1	SV	D	2021	2021	4	A		0.85		8'x8'		6%		0%	100%	1.170	1.000	100.00	0.00	0.00	\$0