

89-14-25-110-212.000-012

COMP, CORY M

7941 N STATE RD 227

510, 1 Family Dwell - Platted Lot

FRANKLIN-315071 (031)/31

1/2

General Information

Parcel Number 89-14-25-110-212.000-012
Local Parcel Number 14-25-110-212.000-31

Tax ID: 031-00052-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township FRANKLIN TOWNSHIP

District 012 (Local 031)
WHITEWATER TOWN

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 315071-031
FRANKLIN-315071 (031)

Section/Plat 1425110

Location Address (1)
7941 N STATE RD 227
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

COMP, CORY M
7941 N STATE RD 227
RICHMOND, IN 47374

Legal

LOT 43 LOT 44

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 01/26/2022 to 01/01/1900.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
1/15/2025 Misc: 2025 GENERAL REVALUATION
8/5/2020 Misc: 2021: GENERAL REVAL



Res

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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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

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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.61), Actual Frontage (0), Developer Discount, Parcel Acreage (0.61), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.61), 91/92 Acres (0.00), 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 (\$15,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$15,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$15,700).

Data Source External Only

Collector 10/28/2024 js

Appraiser 01/15/2025 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 988 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	200	\$1,500
Stoop, Masonry	25	\$1,800

Plumbing

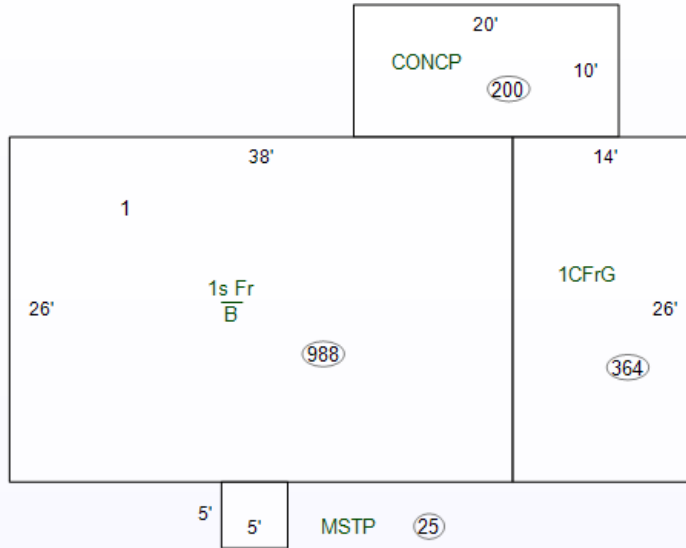
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	988	988	\$105,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	988	0	\$34,600	
Crawl				
Slab				

Total Base \$139,900

Adjustments 1 Row Type Adj. x 1.00 \$139,900

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
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$139,900

Sub-Total, 1 Units

Exterior Features (+)	\$3,300	\$143,200
Garages (+) 364 sqft	\$16,500	\$159,700
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$128,958

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	1960	65	A		0.85		1,976 sqft	\$128,958	42%	\$74,800	0%	100%	0.850	1.000	100.00	0.00	0.00	\$63,600