

89-15-25-220-112.000-030

FELTY, CHRISTINA

1804 RICH RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-295435 (029)/2954

1/2

General Information

Parcel Number 89-15-25-220-112.000-030
Local Parcel Number 48-25-220-112.000-29

Tax ID: 029-52872-00

Routing Number 4825220-012

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 295435-029
WAYNE-295435 (029)

Section/Plat 4825220

Location Address (1)
1804 RICH RD
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 2030

Ownership

FELTY, CHRISTINA
1804 RICH RD
RICHMOND, IN 47374

Legal

PT FRAC SEC 25-14-2 1 A EXC 60 FT



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/08/2016 FELTY, CHRISTINA and 01/01/1900 SHEPHERD, JOHN L.

Notes

11/5/2021 Misc: 2022: GENERAL REVALUATION
11/15/2016 : 2017 SALES DISCLOSURE F/C: ADD WDDK, ABG POOL, A/C, AND CHANGE SFD COND TO AVG PER TOWNSHIP ASSESSOR 11-2-16

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

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

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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: Computation Name, Value. Rows include Calculated Acreage (0.77), Actual Frontage (198), Total Acres Farmland (0.77), and Total Value (\$38,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1896 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
Porch, Open Masonry	192	\$10,500
Wood Deck	150	\$3,700

Plumbing

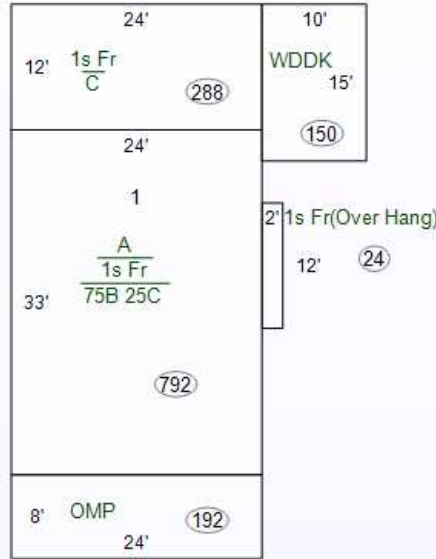
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1104	1104	\$111,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		792	792	\$19,800	
Bsmt		594	0	\$26,600	
Crawl		486	0	\$5,600	
Slab					

Total Base \$163,500

Adjustments 1 Row Type Adj. x 1.00 \$163,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1104 A:792 \$4,700
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$168,200

Sub-Total, 1 Units

Exterior Features (+)	\$14,200	\$182,400
Garages (+) 0 sqft	\$0	\$182,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$139,536

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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+2	1920	1920	105	A			0.85		2,490 sqft	\$139,536	50%	\$69,770	0%	100%	0.980	1.000	100.00	0.00	0.00	\$68,400
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105	F		\$44.13	0.85	\$30.01	20'x24'	\$14,404	65%	\$5,040	0%	100%	0.980	1.000	100.00	0.00	0.00	\$4,900