

89-15-36-440-305.000-030

COOK, CARL W & SHERRY K R

1900 BEVERLY LN

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number 89-15-36-440-305.000-030

Local Parcel Number 48-36-440-305.000-29

Tax ID: 029-05945-00

Routing Number 4836440-047

Property Class 510 1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294243-029 WAYNE-294243 (029)

Section/Plat 4836440

Location Address (1) 1900 BEVERLY LN RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

COOK, CARL W & SHERRY K RUSCH 1900 BEVERLY LN RICHMOND, IN 47374

Legal

17 X 52 FT SE COR LOT 22 BROOKFELD PLACE ADDN LOT 21 BROOKFELD PLACE EX 17 X 52 FT NW COR



Transfer of Ownership

Date 01/01/1900 Owner COOK, CARL W & SH Doc ID Code Book/Page Adj Sale Price V/I

Notes

11/24/2021 Misc: 2022: GENERAL REVALUATION

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

Table with 7 columns: Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

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

Table with 15 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 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

Data Source Aerial

Collector 11/04/2021 jf

Appraiser 11/24/2021 lp

Total Value \$19,900

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1504 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	45	\$2,300

**Plumbing**

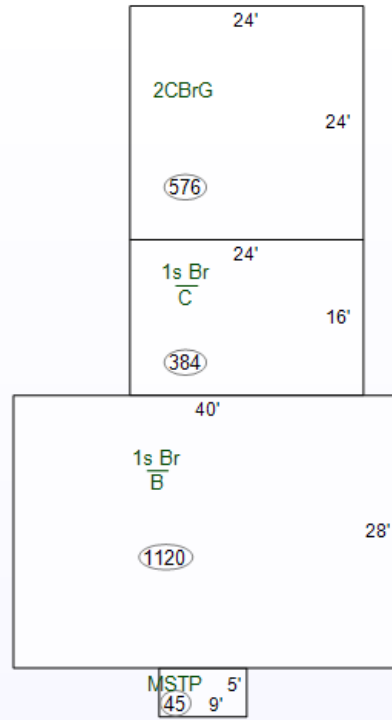
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>5</b>	<b>11</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1504	1504	\$148,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1120	0	\$37,500	
Crawl		384	0	\$4,900	
Slab					

**Total Base** \$190,600

**Adjustments** 1 Row Type Adj. x 1.00 \$190,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:654	\$7,600
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$203,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$2,300	\$205,300
Garages (+) 576 sqft	\$25,800	\$231,100
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

**Replacement Cost** \$186,613

**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	Brick	C-1	1960	1965	60 G		0.85		2,624 sqft	\$186,613	35%	\$121,300	0%	100%	1.180	1.000	100.00	0.00	0.00	\$143,100