

89-16-06-000-205.000-022

DRODDY, JAMES JR

6031 N US HIGHWAY 27

511, 1 Family Dwell - Unplatted (0 to 9.9

NEW GARDEN-125129 (012) 1/2

General Information

Parcel Number 89-16-06-000-205.000-022
Local Parcel Number 13-06-000-205.000-12

Tax ID: 012-00031-00

Routing Number

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

Year: 2025

Location Information

County WAYNE
Township NEW GARDEN TOWNSHIP
District 022 (Local 012) NEW GARDEN TOWNSHIP
School Corp 8375 NORTHEASTERN WAYNE
Neighborhood 125129-012 NEW GARDEN-125129 (012)
Section/Plat 1306000
Location Address (1) 6031 N US HIGHWAY 27 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

Ownership

DRODDY, JAMES JR
6031 N US HWY 27
RICHMOND, IN 47374

Legal

PT FR SEC 6-14-1 2.957A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/12/2024 and 01/01/1900.

Notes

3/7/2025 Misc: 2025 GENERAL REVAUATION
11/12/2024 CYCLICAL: 2025 GENERAL REVAL
1/25/2024 Sales Disclosure: 2024 SALES REVIEW

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), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show data for years 2022-2025.

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. Rows include land parcels 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.96), Actual Frontage (0), Developer Discount, Parcel Acreage (2.96), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.49), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.47), 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 (\$19,400), 91/92 Value (\$5,600), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$5,600), CAP 3 Value (\$0), Total Value (\$25,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style Tri-Level
Finished Area 2241 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	320	\$2,400
Wood Deck	192	\$4,600
Patio, Concrete	138	\$1,200
Canopy, Roof Extension	138	\$2,100

Plumbing

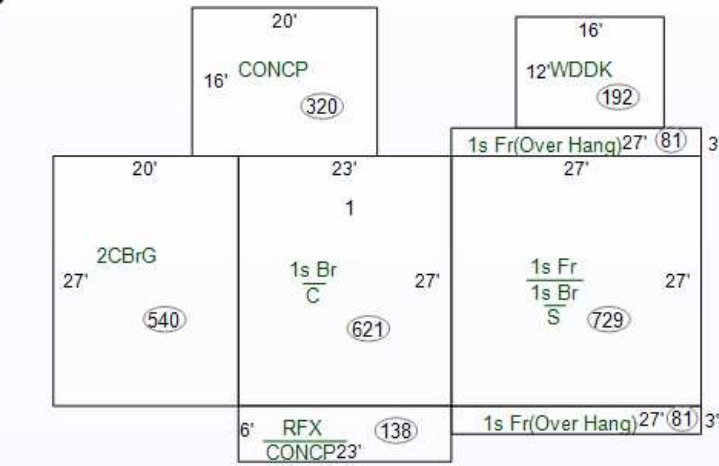
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	7	12

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1350	1350	\$139,700	
2 1Fr	891	891	\$48,800	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	621	0	\$6,400	
Slab	729	0	\$0	
Total Base			\$194,900	

Adjustments

1 Row Type Adj. x 1.00	\$194,900
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1350 2:891 \$6,500
No Elec (-)	\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800 \$5,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$211,500

Sub-Total, 1 Units

Exterior Features (+) \$10,300 \$221,800

Garages (+) 540 sqft \$22,300 \$244,100

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

Replacement Cost \$217,859

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	2	4/6 Maso	C+1	1979	1989	36 A		0.85		2,241 sqft	\$217,859	28%	\$156,860	0%	100%	1.240	1.000	100.00	0.00	0.00	\$194,500
2: Detached Garage/Boat H	1	Wood Fr	C	1985	1985	40 A	\$41.81	0.85	\$35.54	24'x26'	\$22,176	28%	\$15,970	0%	100%	1.240	1.000	100.00	0.00	0.00	\$19,800