

General Information

Parcel Number 89-16-08-300-235.000-029

Local Parcel Number 46-08-300-235.000-16

Tax ID: 016-01259-00

Routing Number

Property Class 510 1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 029 (Local 016) WAYNE TOWNSHIP - SANITARY

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 164179-016 WAYNE-164179 (016)

Section/Plat 4608300

Location Address (1) 434 WEST DR RICHMOND, IN 47374

Zoning

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 2030

Ownership

MENDENHALL, RICHARD P & SHERR 434 WEST DR RICHMOND, IN 47374

Legal

LOT 19 WESTCHESTER ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row: 01/01/1900, MENDENHALL, RICH, CO, /, I

Notes

10/18/2021 Misc: 2022 GENERAL REVALUATION

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 for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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: F, F, 136, 136x272, 1.07, \$148, \$158, \$21,488, 0%, 1.0000, 100.00, 0.00, 0.00, \$21,490

Land Computations

Table with columns: Description, Value. Rows: Calculated Acreage (0.85), Actual Frontage (136), Developer Discount, Parcel Acreage (0.85), 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 (0.85), 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 (\$21,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$21,500)

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1681 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, Enclosed Frame	418	\$21,900
Stoop, Masonry	150	\$3,800
Canopy, Roof Extension	150	\$2,100

Plumbing

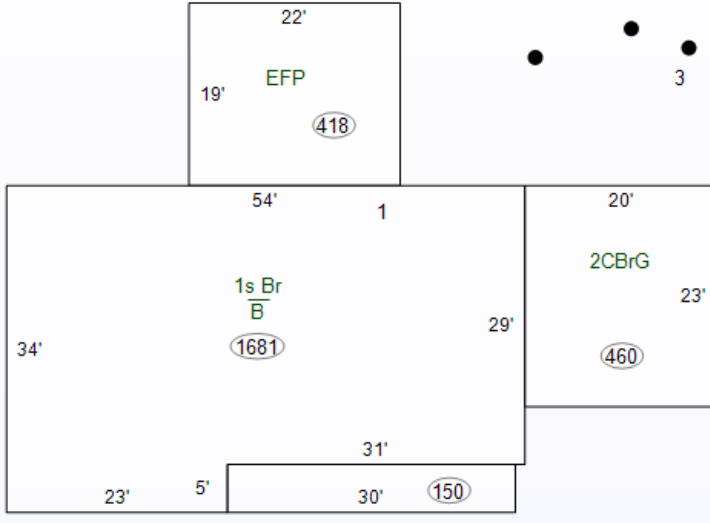
TF
Full Bath 2 6
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 4 8

Accommodations

Bedrooms 3
Living Rooms 1
Dining Rooms 1
Family Rooms 1
Total Rooms 8

Heat Type

Heat Pump



Description	Count	Value
REF (runner)		
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1681	1681	\$160,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1681	0	\$48,700	
Crawl				
Slab				

Total Base \$209,300

Adjustments 1 Row Type Adj. x 1.00 \$209,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)		\$0
A/C (+)	1:1681	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$224,900

Sub-Total, 1 Units

Exterior Features (+)	\$27,800	\$252,700
Garages (+) 460 sqft	\$19,400	\$272,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$242,849

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	1963	1963	62	A		0.85		3,362 sqft	\$242,849	42%	\$140,850	0%	100%	1.180	1.000	100.00	0.00	0.00	\$166,200
2: Canopy (free standing)	1		C	2006	2006	19	A		0.85		6'x24'	\$1,785	18%	\$1,460	0%	100%	1.180	1.000	100.00	0.00	0.00	\$1,700
3: Detached Garage/Boat H	1	Pole	C	2006	2006	19	A	\$29.07	0.85	\$24.71	24'x26'	\$22,474	18%	\$18,430	50%	100%	1.180	1.000	100.00	0.00	0.00	\$10,900
4: Patio (free standing)	1		C	2006	2006	19	A		0.85		6'x24'	\$1,020	18%	\$840	0%	100%	1.180	1.000	100.00	0.00	0.00	\$1,000
5: Utility Shed	1		C	1978	1978	47	A	\$20.44	0.85	\$17.37	12'x16'	\$3,336	65%	\$1,170	0%	100%	1.180	1.000	100.00	0.00	0.00	\$1,400