

General Information

Parcel Number 89-16-16-100-506.000-029
Local Parcel Number 46-16-100-506.000-16

Tax ID: 016-01352-00

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 4616100

Location Address (1)
1215 CRESCENT DR
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard

Public Utilities ERA
Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

ROARK, HEATHER
1215 CRESCENT DR
RICHMOND, IN 47374

Legal

LOT 63 FAIR ACRES ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/10/2020 to 01/01/1900.

Notes

12/8/2020 Misc: 2021 SALES REVIEW
11/2/2020 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), 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 values for years 2022-2025.

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 shows F, F, 143, 143x136, 0.85, \$148, \$126, \$18,018, 0%, 1.0000, 100.00, 0.00, 0.00, \$18,020.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.45), Actual Frontage (143), Developer Discount, Parcel Acreage (0.45), 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 (0.45), 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 (\$18,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$18,000).

Data Source External Only

Collector 05/21/2020 ts

Appraiser 11/02/2020 ts

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1092 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 Frame	144	\$8,300
Wood Deck	240	\$5,400

Plumbing

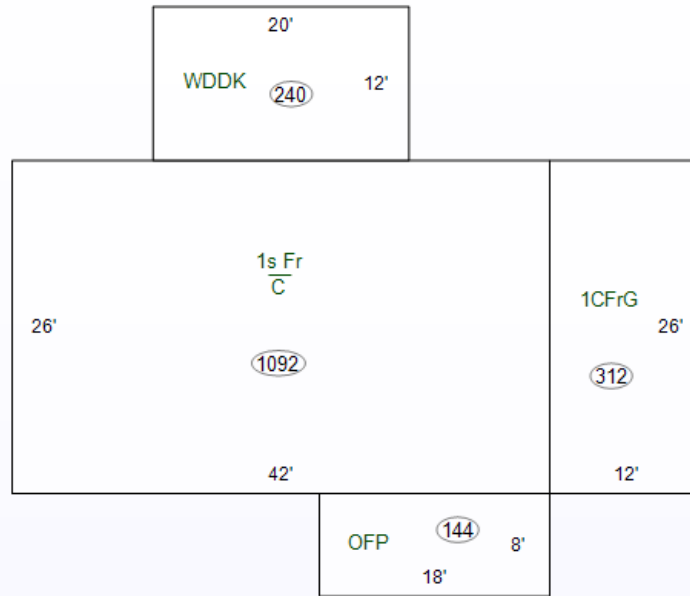
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1092	1092	\$111,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1092	0	\$8,000	
Slab					

Total Base \$119,500
Adjustments 1 Row Type Adj. x 1.00 \$119,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1092 \$4,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$123,500
Sub-Total, 1 Units	
Exterior Features (+)	\$13,700 \$137,200
Garages (+) 312 sqft	\$15,000 \$152,200
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.85
Replacement Cost	\$129,370

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	C	1960	1980	45	A		0.85			1,092 sqft	\$129,370	30%	\$90,560	0%	100%	1.180	1.000	100.00	0.00	0.00	\$106,900