

89-16-16-100-805.000-029

SHEARER, ALFRED R & GLEND

1319 FAIRACRES RD

510, 1 Family Dwell - Platted Lot

WAYNE-164179 (016)/1641

General Information

Parcel Number 89-16-16-100-805.000-029
Local Parcel Number 46-16-100-805.000-16

Tax ID: 016-01846-00

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) 1319 FAIRACRES RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High 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

SHEARER, ALFRED R & GLENDA
1319 FAIRACRES RD
RICHMOND, IN 47374

Legal

LOT 101 FAIR ACRES ADDN

Transfer of Ownership

Date 01/01/1900 Owner SHEARER, ALFRED
Doc ID Code Book/Page Adj Sale Price V/I

Notes

11/5/2020 Misc: 2021 GENERAL REVAL



Res

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1104 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

Table with 3 columns: Description, Area, Value. Rows include Patio, Concrete (200, \$1,500), Canopy, Shed Type (200, \$1,600), etc.

Plumbing

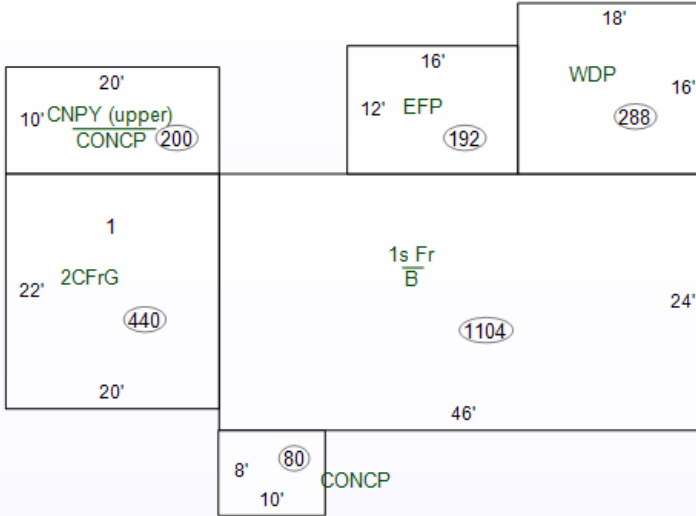
Table with 4 columns: #, TF, Full Bath (1, 3), Half Bath (1, 2), Kitchen Sinks (1, 1), Water Heaters (1, 1), Add Fixtures (0, 0), Total (4, 7)

Accommodations

Table with 2 columns: Bedrooms (3), Living Rooms (1), Dining Rooms (0), Family Rooms (0), Total Rooms (6)

Heat Type

Central Warm Air



Specialty Plumbing

Table with 3 columns: Description, Count, Value. Row: Portable Spa (1, \$1,700)

Cost Ladder

Table with 5 columns: Floor Constr, Base, Finish, Value, Totals. Rows include 1 1Fr (1104, 1104, \$111,500), 2, 3, 4, 1/4, 1/2, 3/4, Attic, Bsmt (1104, 0, \$36,900), Crawl, Slab

Total Base \$148,400
Adjustments 1 Row Type Adj. x 1.00 \$148,400

Table of adjustments: Unfin Int (-) \$0, Ex Liv Units (+) \$0, Rec Room (+) 1:800 \$5,000, Loft (+) \$0, Fireplace (+) MS:1 MO:1 \$4,500, No Heating (-) \$0, A/C (+) 1:1104 \$4,000, No Elec (-) \$0, Plumbing (+/-) 7-5=2 x \$800 \$1,600, Spec Plumb (+) \$1,700, Elevator (+) \$0

Sub-Total, One Unit \$165,200

Sub-Total, 1 Units

Exterior Features (+) \$19,600 \$184,800

Garages (+) 440 sqft \$18,900 \$203,700

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

Replacement Cost \$173,145

Summary of Improvements

Table with 21 columns: 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. Row: 1: Residential Dwelling (1, Wood Fr, C, 1966, 1966, 59 A, 0.85, 2,208 sqft, \$173,145, 40%, \$103,890, 0%, 100%, 1.180, 1.000, 100.00, 0.00, 0.00, \$122,600)