

General Information

Parcel Number 89-16-20-230-104.000-029
Local Parcel Number 46-20-230-104.000-16

Tax ID: 016-00248-01

Routing Number 4620230-009

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

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 029 (Local 016)
WAYNE TOWNSHIP - SANITARY

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294202-016
WAYNE-294202 (016)

Section/Plat 4620230

Location Address (1)
800 LOCUST DR
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Rolling 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

SHEPHERD, DAVID A & FRIEDERIKE
800 LOCUST DR
RICHMOND, IN 47374

Legal

PT NE SEC 20-14-1 0.805A NE SEC 20-14-1
0.6279A NE SEC 20-14-1 1.3966A



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

Table with 7 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)

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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

Transfer of Ownership

Date 01/01/1900 Owner SHEPHERD, DAVID A Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

12/21/2021 Misc: 2022 GENERAL REVAL
11/14/2017 Misc: 2018 GENERAL REVALUATION

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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, Total Value \$25,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1732 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 Masonry	312	\$19,400
Canopy, Roof Extension	60	\$1,000
Stoop, Masonry	60	\$2,300
Wood Deck	288	\$6,300

Plumbing

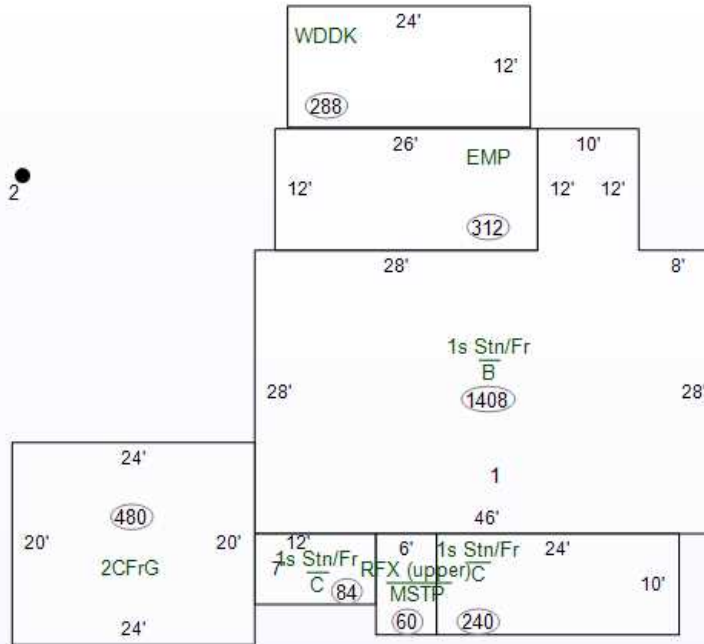
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	92	1732	1732	\$154,100
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1408	0		\$43,200
Crawl	324	0		\$4,600
Slab				

Total Base \$201,900
Adjustments 1 Row Type Adj. x 1.00 \$201,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:300	\$4,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1732	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$218,000	
Sub-Total, 1 Units	\$218,000	
Exterior Features (+)	\$29,000	\$247,000
Garages (+) 480 sqft	\$20,100	\$267,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$227,035

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	2/6 Maso	C	1951	1960	65	A			0.85		3,140 sqft	\$227,035	42%	\$131,680	0%	100%	1.260	1.000	100.00	0.00	0.00	\$165,900
2: Utility Shed	1		D	1992	1992	33	F		\$17.72	0.85	\$12.05	14'x28'	\$4,723	70%	\$1,420	0%	100%	1.260	1.000	100.00	0.00	0.00	\$1,800