

89-16-21-330-309.007-030

General Information

Parcel Number
89-16-21-330-309.007-030

Local Parcel Number
46-21-330-309.077-29

Tax ID:
029-30626-08

Routing Number

Property Class 550
Condominium Unit - Platted Lot

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 995552-029
WAYNE-995552 (029)

Section/Plat
4621330

Location Address (1)
1113 UNIVERSITY BLVD
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2030

BUCHER, CAROL ANN

Ownership

BUCHER, CAROL ANN
1113 UNIVERSITY BLVD
RICHMOND, IN 47374

Legal

UNIT 6 ASHERTON PARK HORIZONTAL
PROPERTY REGIME & UND 1/7 INT IN PT SW
SEC 21-14-1 0.544A & 0.544A

1113 UNIVERSITY BLVD

550, Condominium Unit - Platted Lot

Transfer of Ownership

Date
01/01/1900

Owner
BUCHER, CAROL AN

Doc ID
CO

Code
/

Book/Page
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Adj Sale Price
V/I

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$18,900	Land	\$18,900	\$16,000	\$14,100	\$14,100	\$14,100
\$18,900	Land Res (1)	\$18,900	\$16,000	\$14,100	\$14,100	\$14,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$136,900	Improvement	\$136,900	\$116,600	\$102,400	\$103,600	\$93,600
\$136,900	Imp Res (1)	\$136,900	\$116,600	\$102,400	\$103,600	\$93,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$155,800	Total	\$155,800	\$132,600	\$116,500	\$117,700	\$107,700
\$155,800	Total Res (1)	\$155,800	\$132,600	\$116,500	\$117,700	\$107,700
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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
F	F		45	45x151	1.06	\$396	\$420	\$18,900	0%	1.0000	100.00	0.00	0.00	\$18,900

Land Computations

Calculated Acreage	0.16
Actual Frontage	45
Developer Discount	☐
Parcel Acreage	0.16
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	0.16
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	\$18,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,900

Collector 08/24/2020 ts

Appraiser 11/13/2020 gw

2/2

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1098	1098	\$111,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1098	0	\$0	
				Total Base	\$111,500
Adjustments		2 Row Type Adj. x 0.95			\$105,925
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				PS:1 PO:1	\$4,700
No Heating (-)					\$0
A/C (+)				1:1098	\$4,000
No Elec (-)					\$0
Plumbing (+ / -)			8 – 5 = 3 x \$800		\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
		Sub-Total, One Unit			\$117,025
		Sub-Total, 1 Units			
Exterior Features (+)				\$5,000	\$122,025
Garages (+) 400 sqft				\$17,600	\$139,625
		Quality and Design Factor (Grade)			1.10
		Location Multiplier			0.85
		Replacement Cost			\$130,549

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	Wood Fr	C+2	1995	1995	30 A		0.85		1,098 sqft	\$130,549	24%	\$99,220	0%	100%	1.380	1.000	100.00	0.00	0.00	\$136,900

\$136,900