

General Information

Parcel Number 89-16-22-100-129.000-028
Local Parcel Number 46-22-100-129.000-15

Tax ID: 015-00964-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 028 (Local 015) WAYNE TOWNSHIP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 153157-015 WAYNE-153157 (015)

Section/Plat 4622100

Location Address (1) 2800 NORTHMONT LN RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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

MANN, LEE S
2800 NORTHMONT LN
RICHMOND, IN 47374

Legal

LOTS 8 & 9 NORTHMONT ESTATES 1ST ADDN PT
LOT 7 NORTHMONT ESTATES 0.05A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 06/07/2022 to 01/01/1900.

Notes

11/10/2020 Misc: 2021 GENERAL REVAL

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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

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. Rows for land parcels 9 and 91.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.48), Actual Frontage (0), Developer Discount, Parcel Acreage (1.48), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.48), Total Acres Farmland (0.00), 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 (\$29,600), 91/92 Value (\$3,200), Supp. Page Land Value, CAP 1 Value (\$29,600), CAP 2 Value (\$3,200), CAP 3 Value (\$0), Total Value (\$32,800).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 3298 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
Patio, Concrete	468	\$3,700
Porch, Open Frame	192	\$10,100
Canopy, Roof Extension	36	\$800
Patio, Concrete	36	\$200
Canopy, Roof Extension	36	\$800
Stoop, Masonry	36	\$1,800
Patio, Concrete	120	\$1,000
Patio, Concrete	280	\$2,000

**Plumbing**

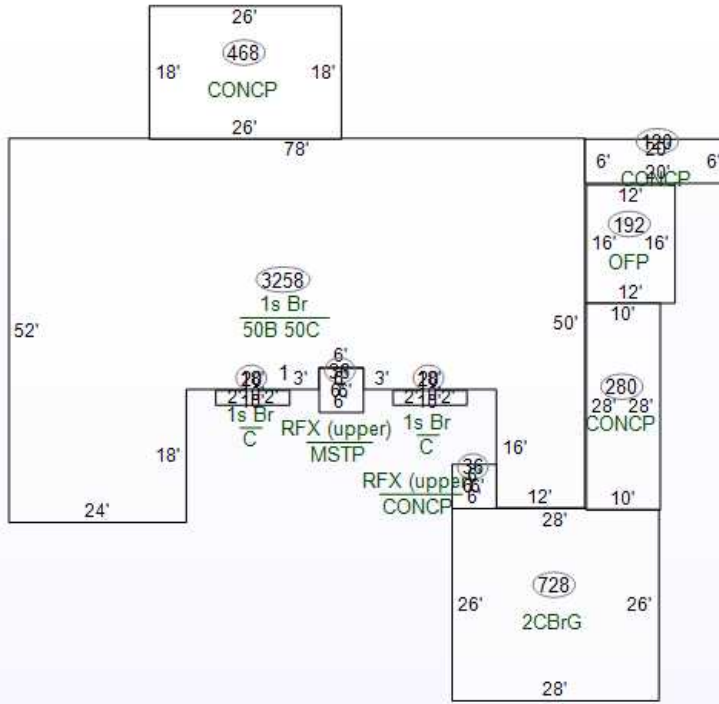
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	2	4
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	6	12

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	10

**Heat Type**

Heat Pump



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	3298	3298	\$278,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1629	0	\$47,600	
Crawl	1669	0	\$10,000	
Slab				

**Total Base** \$336,300

**Adjustments** 1 Row Type Adj. x 1.00 \$336,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	4:700	\$16,800
Loft (+)		\$0
Fireplace (+)	MS:2 MO:2	\$9,000
No Heating (-)		\$0
A/C (+)	1:3298	\$10,100
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$377,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$20,400	\$398,200
Garages (+) 728 sqft	\$30,600	\$428,800
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.85

**Replacement Cost** \$419,152

**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	B-1	1969	1979	46 Ex		0.85		4,927 sqft	\$419,152	17%	\$347,900	0%	100%	1.270	1.000	100.00	0.00	0.00	\$441,800