

89-16-27-400-706.000-028

MARTIN, SHERYL A

22 CIRCLE DR

510, 1 Family Dwell - Platted Lot

WAYNE-154164 (015)/1541

1/2

General Information

Parcel Number 89-16-27-400-706.000-028
Local Parcel Number 46-27-400-706.000-15

Tax ID: 015-00631-00

Routing Number

Ownership

MARTIN, SHERYL A
22 CIRCLE DR
RICHMOND, IN 47374

Legal

LOT 22 PLEASANT VIEW HTS 1ST

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/17/2015 to 01/01/1900.

Notes

10/8/2024 Misc: 2025 GENERAL REVAUATION
9/24/2020 Misc: 2021 GENERAL REVAL

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154164-015 WAYNE-154164 (015)
Section/Plat 4627400
Location Address (1) 22 CIRCLE DR RICHMOND, IN 47374

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, Improvement, Total. Rows show valuation data for years 2022-2025.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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 data for F, F, 183, 183x167, 1.15, \$121, \$139, \$25,437, -25%, 1.0000, 100.00, 0.00, 0.00, \$19,080.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities Water, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Data Source External Only

Collector 08/16/2024 js

Appraiser 10/08/2024 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.70), Actual Frontage (183), Developer Discount, Parcel Acreage (0.70), 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 (0.70), 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 (\$19,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$19,100).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1176 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Wood Shingle
- Asphalt
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Canopy, Shed Type	480	\$3,600
Patio, Concrete	788	\$6,100
Porch, Enclosed Masonry	168	\$13,900

Plumbing

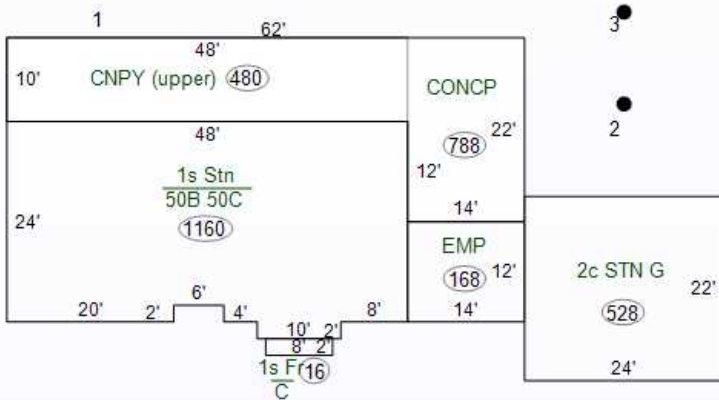
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1176	1176	\$126,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		580	0	\$26,000	
Crawl		596	0	\$6,300	
Slab					

Total Base \$158,500
Adjustments 1 Row Type Adj. x 1.00 \$158,500

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

Sub-Total, One Unit	\$163,000
Sub-Total, 1 Units	
Exterior Features (+)	\$23,600 \$186,600
Garages (+) 528 sqft	\$22,300 \$208,900
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.85
Replacement Cost	\$177,565

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	5/6 Maso	C	1958	1958	67	A		0.85		1,756 sqft	\$177,565	42%	\$102,990	0%	100%	1.260	1.000	100.00	0.00	0.00	\$129,800
2: Utility Shed	1	SV	D	1995	1995	30	A		0.85		10'x16'		60%		0%	100%	1.260	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	D	2023	2023	2	A		0.85		14'x28'		10%		0%	100%	1.260	1.000	100.00	0.00	0.00	\$0