

89-16-27-400-712.000-028

ROBINSON, DENNIS J

8 CIRCLE DR

510, 1 Family Dwell - Platted Lot

WAYNE-154164 (015)/1541

1/2

General Information

Parcel Number 89-16-27-400-712.000-028
Local Parcel Number 46-27-400-712.000-15

Tax ID: 015-01047-00

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 154164-015 WAYNE-154164 (015)
Section/Plat 4627400
Location Address (1) 8 CIRCLE DR RICHMOND, IN 47374

Ownership

ROBINSON, DENNIS J
8 CIRCLE DR
RICHMOND, IN 47374

Legal

LOTS 8 PLEASANT VIEW HTS 1ST ADDN

Transfer of Ownership

Date 01/01/1900 Owner ROBINSON, DENNIS Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

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



Res

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 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All 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 2 columns: Land Computations, 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 \$14,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1288 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	192	\$1,500
Patio, Concrete	144	\$1,200

Plumbing

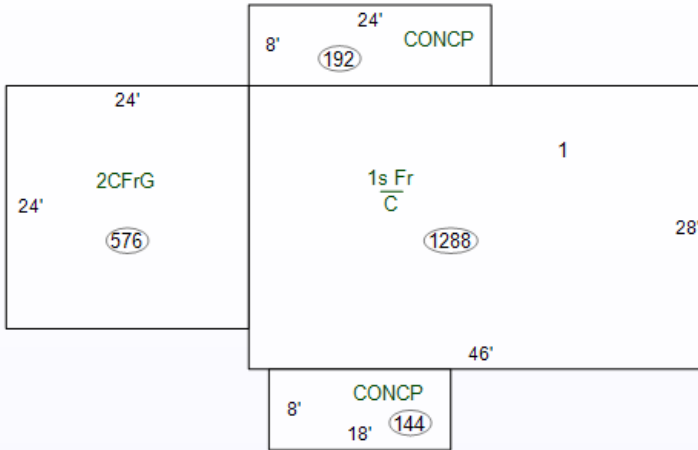
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1288	1288	\$124,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1288	0	\$8,800	
Slab					

Total Base \$133,100

Adjustments 1 Row Type Adj. x 1.00 \$133,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1288	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$139,900

Sub-Total, 1 Units

Exterior Features (+)	\$2,700	\$142,600
Garages (+) 576 sqft	\$24,700	\$167,300
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$142,205

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	Wood Fr	C	1994	1994	31	A			0.85		1,288 sqft	\$142,205	26%	\$105,230	0%	100%	1.260	1.000	100.00	0.00	0.00	\$132,600