General Information

Parcel Number
89-16-27-400-806.000-028

Local Parcel Number
46-27-400-806.000-15

Tax ID:
015-00817-00

Routing Number

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

Year: 2023

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 028 (Local 015)
WAYNE TOWNSHIP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 154158-015 N/E
WAYNE-154158 (015 N/E)

Section/Plat
4627400

Location Address (1)
3011 STATE RD 121
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Rolling	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Improving

Printed Monday, May 1, 2023
Review Group 2025

Ownership

SNOWDEN, PAMELA S
3011 STATE RD 121
RICHMOND, IN 47374

Legal

SE SEC 27-14-1 1.255A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/18/2016	SNOWDEN, PAMELA	2016002146	QC	/	$0	I
04/17/2015	SNOWDEN, OMER J	2015003083	QC	/	$0	I
06/02/2014	CORNETT, JENNIFER	2014003811	SW	/	$16,900	I
03/06/2014	FEDERAL HOME LOA	2014001518	SH	/	$19,975	I
01/01/1900	ALSIP, R E & SHERR	2014001518	SH	/	$19,975	I

Notes

10/22/2020 Misc: 2021 GENERAL REVAL

Res

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

2023		2023	2022	2021	2020	2019
WIP	**Reason For Change**	AA	AA	AA	AA	AA
03/13/2023	**As Of Date**	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$16,200	**Land**	**$16,200**	**$16,200**	**$16,200**	**$15,700**	**$15,700**
$15,500	Land Res (1)	$15,500	$15,500	$15,500	$15,000	$15,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$700	Land Non Res (3)	$700	$700	$700	$700	$700
$45,200	**Improvement**	**$45,200**	**$44,600**	**$40,400**	**$47,700**	**$46,400**
$42,100	Imp Res (1)	$42,100	$41,600	$38,100	$45,400	$44,200
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$3,100	Imp Non Res (3)	$3,100	$3,000	$2,300	$2,300	$2,200
$61,400	**Total**	**$61,400**	**$60,800**	**$56,600**	**$63,400**	**$62,100**
$57,600	Total Res (1)	$57,600	$57,100	$53,600	$60,400	$59,200
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$3,800	Total Non Res (3)	$3,800	$3,700	$3,000	$3,000	$2,900

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.000000	1.00	$15,500	$15,500	$15,500	0%	100%	1.0000	$15,500
91	A		0	0.195000	1.00	$3,600	$3,600	$702	0%	0%	1.0000	$700
82	A	GE	0	0.060000	1.02	$1,900	$1,938	$116	-100%	0%	1.0000	$00

Data Source External Only **Collector** 09/15/2020 ts **Appraiser** 10/22/2020 gw

Land Computations

Calculated Acreage	1.26
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.26
81 Legal Drain NV	0.00
82 Public Roads NV	0.06
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.19
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 / Classifed Value	$0
Homesite(s) Value	$15,500
91/92 Value	$700
Supp. Page Land Value	
CAP 1 Value	$15,500
CAP 2 Value	$0
CAP 3 Value	$700
Total Value	**$16,200**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	924 sqft
Make	

Floor Finish

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

Wall Finish

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

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

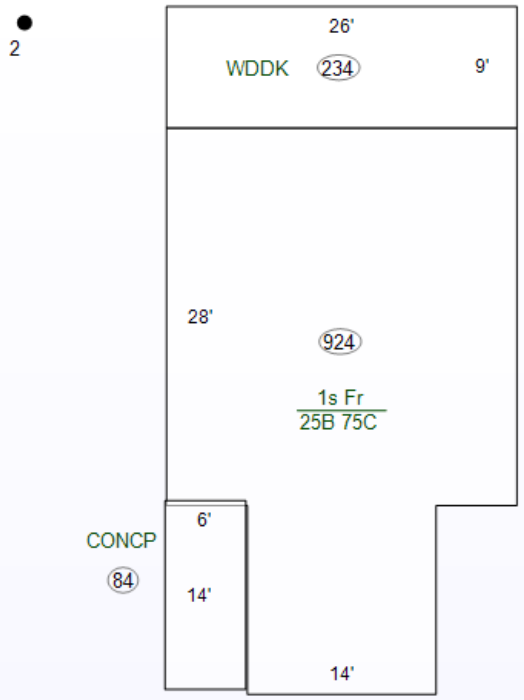
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Wood Deck	234	$3,900
Patio, Concrete	84	$500



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	924	924	$75,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		231	0	$14,700	
Crawl		693	0	$5,100	
Slab					
			Total Base		$95,700
Adjustments			**1 Row Type Adj. x 1.00**		$95,700
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
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	$95,700
				Sub-Total, 1 Units	
Exterior Features (+)				$4,400	$100,100
Garages (+) 0 sqft				$0	$100,100
				Quality and Design Factor (Grade)	0.80
				Location Multiplier	0.87
				Replacement Cost	$69,670

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Wood Frame	D	1900	1900	123	A		0.87		1,155 sqft	$69,670	50%	$34,830	0%	100%	1.210	1.0000	$42,100
2: Type 3 Barn	0%	1	T31SO	C	1950	1950	73	A	$19.05	0.87		24' x 26' x 6'	$7,238	65%	$2,530	0%	100%	1.210	1.0000	$3,100