

89-16-28-120-129.000-030

FINCH, DAVID B & CHERYL R, T

2105 OAK PARK DR

510, 1 Family Dwell - Platted Lot

WAYNE-293226 (029)/2932

1/2

General Information

Parcel Number 89-16-28-120-129.000-030
Local Parcel Number 46-28-120-129.000-29

Tax ID: 029-03157-00

Routing Number

Property Class 510
1 Family Dwell - 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 293226-029 WAYNE-293226 (029)
Section/Plat 4628120
Location Address (1) 2105 OAK PARK DR RICHMOND, IN 47374

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 2030

Ownership

FINCH, DAVID B & CHERYL R, TNS B SON JTWRS BY/ENT &CAROL L GIB 2105 OAK PARK DR RICHMOND, IN 47374

Legal

LOT 13 OAK PARK SUB DIV SEC 1 AMENDED PLAT



Transfer of Ownership

Date 01/01/1900 Owner FINCH, DAVID B & CH Doc ID Code Book/Page Adj Sale Price V/I

Notes

11/13/2020 Misc: 2021 GENERAL REVAL

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for 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.

Land Computations

Table with columns for various land metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2576 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
Porch, Enclosed Frame	216	\$15,000
Wood Deck	920	\$16,400
Canopy, Shed Type	343	\$2,500

**Plumbing**

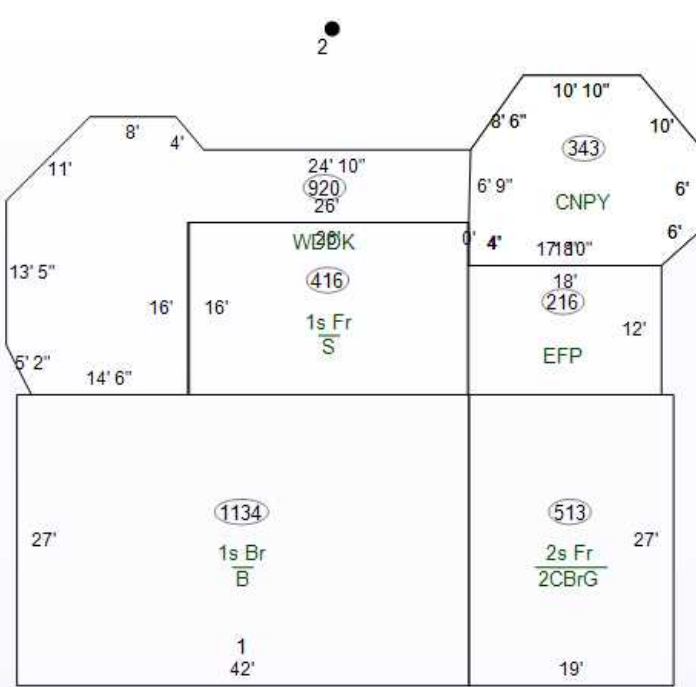
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	11

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	93	2063	2063	\$179,300	
2	1Fr	513	513	\$35,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1134	0	\$37,500	
Crawl					
Slab		416	0	\$0	

**Total Base** \$252,600  
**Adjustments** 1 Row Type Adj. x 1.00 \$252,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	4:1000	\$21,700
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:2063	\$6,100
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	\$285,200	
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$33,900	\$319,100
Garages (+) 513 sqft	\$20,700	\$339,800
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
<b>Replacement Cost</b>		\$288,830

**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	2	3/6 Maso	C	1968	1968	57	A		0.85		3,710 sqft	\$288,830	40%	\$173,300	18%	100%	1.220	1.000	100.00	0.00	0.00	\$173,400
2: Patio (free standing)	1		C	2015	2015	10	A		0.85		16'x16'	\$1,615	9%	\$1,470	0%	100%	1.220	1.000	100.00	0.00	0.00	\$1,800