

89-16-28-130-110.000-030

FISHER, MATTHEW L

1121 MIDDLE DR

510, 1 Family Dwell - Platted Lot

WAYNE-294217 (029)/2942

1/2

General Information

Parcel Number 89-16-28-130-110.000-030
Local Parcel Number 46-28-130-110.000-29

Ownership

FISHER, MATTHEW L
1121 MIDDLE DR
RICHMOND, IN 47374

Transfer of Ownership

Date 01/01/1900 Owner FISHER, MATTHEW L
Doc ID Code Book/Page Adj Sale Price V/I
CO / I

Notes

11/6/2020 Misc: 2021 GENERAL REVAL

Tax ID: 029-53432-00

Legal

LOT 45 BERRY FIELD

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

Year: 2025

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

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294217-029 WAYNE-294217 (029)

Section/Plat 4628130

Location Address (1) 1121 MIDDLE DR RICHMOND, IN 47374

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 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 06/01/2020 ts

Appraiser 11/06/2020 gw

Land Computations

Table with 2 columns: Land Computations, Value. Rows include 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.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1440 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, Open Frame | 60 | \$4,300 |
| Patio, Concrete | 195 | \$1,500 |
| Canopy, Shed Type | 65 | \$800 |
| Porch, Enclosed Frame | 208 | \$13,800 |

Plumbing

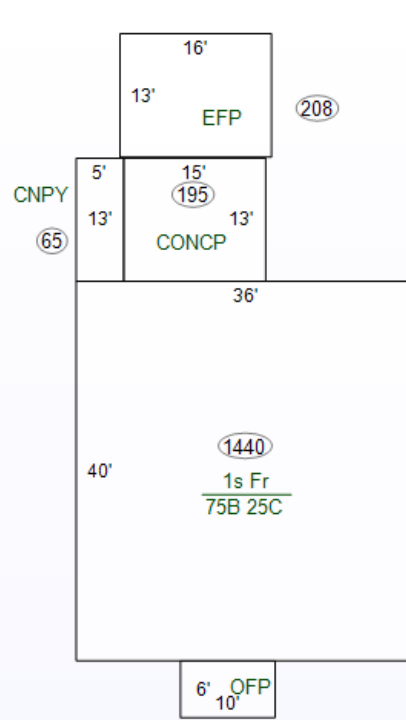
| | # | TF |
|---------------|----------|----------|
| Full Bath | 1 | 3 |
| Half Bath | 1 | 2 |
| Kitchen Sinks | 0 | 0 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 1 | 1 |
| Total | 4 | 7 |

Accommodations

Bedrooms 3
Living Rooms 0
Dining Rooms 0
Family Rooms 0
Total Rooms 6

Heat Type

Central Warm Air



| Description | Count | Value |
|--------------------|-------|-------|
| Specialty Plumbing | | |

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|-----------|--------|
| 1 1Fr | 1440 | 1440 | \$131,800 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | 1080 | 0 | \$36,300 | |
| Crawl | 360 | 0 | \$4,800 | |
| Slab | | | | |

Total Base \$172,900

Adjustments 1 Row Type Adj. x 1.00 \$172,900

| | | |
|------------------|-------------------|---------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | 2:432 | \$5,000 |
| Loft (+) | | \$0 |
| Fireplace (+) | MS:1 MO:1 | \$4,500 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:1440 | \$4,600 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 7 - 5 = 2 x \$800 | \$1,600 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$188,600

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$20,400 | \$209,000 |
| Garages (+) 0 sqft | \$0 | \$209,000 |
| Quality and Design Factor (Grade) | | 0.85 |
| Location Multiplier | | 0.85 |

Replacement Cost \$151,003

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 | Wood Fr | D+1 | 1945 | 1975 | 50 A | | 0.85 | | 2,520 sqft | \$151,003 | 40% | \$90,600 | 5% | 100% | 1.250 | 1.000 | 100.00 | 0.00 | 0.00 | \$107,600 |
| 2: Detached Garage/Boat H | 1 | Wood Fr | C | 1945 | 1945 | 80 F | \$37.41 | 0.85 | \$31.80 | 23'x34' | \$24,866 | 50% | \$12,430 | 0% | 100% | 1.250 | 1.000 | 100.00 | 0.00 | 0.00 | \$15,500 |