

89-16-28-140-118.000-030

BROOKBANK, MICHAEL L & SH

1476 SADDLEBROOK DR

510, 1 Family Dwell - Platted Lot

WAYNE-293220 (029)/2932

1/2

General Information

Parcel Number
89-16-28-140-118.000-030
Local Parcel Number
46-28-140-118.000-29

Tax ID:
029-08177-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029)
School Corp 8385
Neighborhood 293220-029
Section/Plat
Location Address (1)
Zoning
Subdivision
Lot
Market Model

Ownership

BROOKBANK, MICHAEL L & SHERI M
1476 SADDLEBROOK LN
RICHMOND, IN 47374

Legal

LOT 20 SADDLEBROOK

Transfer of Ownership

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

Notes

10/7/2020 Misc: 2021: GENERAL REVAL, REMOVED UTILITY SHED, CHANGED TO C GRADE, CHANGED TO G CONDITION.



Res

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, Land, Improvement, and Total. Includes sub-totals for Land, Total, and Non-Residential 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, and Value.

Land Computations

Table with columns for Land Computations and values. Includes items like 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, and Total Value.

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 06/01/2020 ts

Appraiser 10/07/2020 Bridgett Doan

Total Value \$53,700

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1549 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Open Frame	397	\$17,200
Canopy, Roof Extension	60	\$1,000

**Plumbing**

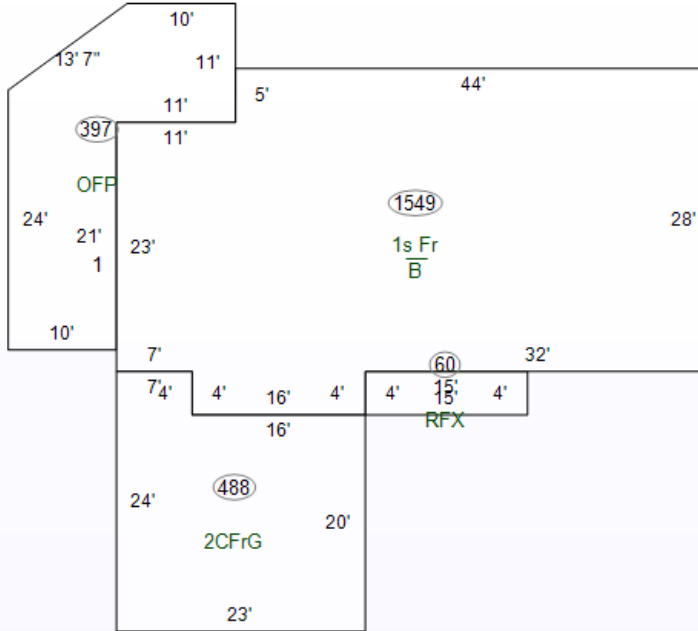
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**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



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1549	1549	\$137,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1549	0	\$46,100	
Crawl				
Slab				

**Total Base** \$183,600

**Adjustments** 1 Row Type Adj. x 1.00 \$183,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1549	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$195,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$18,200	\$213,500
Garages (+) 488 sqft	\$20,100	\$233,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$198,560

**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	1988	1988	37	G			0.85		3,098 sqft	\$198,560	26%	\$146,930	0%	100%	1.090	1.000	100.00	0.00	0.00	\$160,200