

General Information

Parcel Number 89-16-28-140-307.000-030

Local Parcel Number 46-28-140-307.000-29

Tax ID: 029-22692-00

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294202-029 WAYNE-294202 (029)

Section/Plat 4628140

Location Address (1) 1416 SYLVAN NOOK DR RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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

HEACOX, JOHN B & SHARON L 1416 SYLVAN NOOK DR RICHMOND, IN 47374

Legal

PT NW SEC 28-14-1 0.77A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 11/20/2012 to 01/01/1900.

Notes

11/10/2020 Misc: 2021 GENERAL REVAL



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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

Table with 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. Rows for Land Type 9 and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.77), Actual Frontage (0), Developer Discount, Parcel Acreage (0.77), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.17), 83 UT Towers NV (0.00), 9 Homesite (0.60), 91/92 Acres (0.00), 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 / Classified Value (\$0), Homesite(s) Value (\$14,200), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$14,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,200).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2046 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	72	\$5,300
Porch, Open Frame	140	\$8,300

**Plumbing**

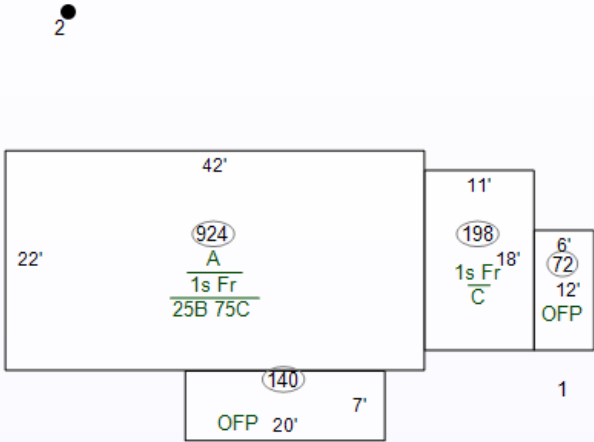
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1122	1122	\$113,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		924	924	\$21,300	
Bsmt		231	0	\$18,500	
Crawl		891	0	\$7,200	
Slab					

**Total Base** \$160,100

**Adjustments** 1 Row Type Adj. x 1.00 \$160,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1122 \$4,000
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$165,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$13,600	\$179,300
Garages (+) 0 sqft	\$0	\$179,300
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

**Replacement Cost** \$129,544

**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	1900	1970	55	G		0.85		2,277 sqft	\$129,544	40%	\$77,730	0%	100%	1.240	1.000	100.00	0.00	0.00	\$96,400
2: Car Shed	1		E	2013	2013	12	F	\$10.10	0.85	\$1.36	12'x30'	\$491	30%	\$340	0%	100%	1.240	1.000	100.00	0.00	0.00	\$400
3: Detached Garage/Boat H	1	Wood Fr	C	1980	1980	45	F	\$42.58	0.85	\$36.19	22'x24'	\$19,110	38%	\$11,850	0%	100%	1.240	1.000	100.00	0.00	0.00	\$14,700
4: Quonset Building	1		C	2013	2013	12	A	\$17.42	0.85		20' x26'	\$10,193	25%	\$7,640	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,600