

89-16-28-140-310.000-030

MURPHY, ANGEL & GREGORY

1453 OAK PARK DR

510, 1 Family Dwell - Platted Lot

WAYNE-293226 (029)/2932

1/2

General Information

Parcel Number 89-16-28-140-310.000-030
Local Parcel Number 46-28-140-310.000-29

Tax ID: 029-03797-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

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 4628140

Location Address (1)
1453 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 Monday, May 1, 2023

Review Group 2026

Ownership

MURPHY, ANGEL & GREGORY
1453 OAK PARK DR
RICHMOND, IN 47374

Legal

LOT 60 OAK PARK SUB DIV SEC 3

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/12/2020 to 01/01/1900.

Notes

11/17/2020 Misc: 2021 GENERAL REVALUATION



Res

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

Table with columns: 2023, 2022, 2021, 2020, 2019. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row includes data for F, F, 105, 105x132, 1.00, \$285, \$285, \$29,925, 0%, 100%, 1.0000, \$29,930.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.32), Actual Frontage (105), Developer Discount, Parcel Acreage (0.32), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.32), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$29,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$29,900).

Data Source Aerial

Collector 11/17/2020 ts

Appraiser 11/17/2020 ts

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1879 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
Wood Deck	589	\$8,600

**Plumbing**

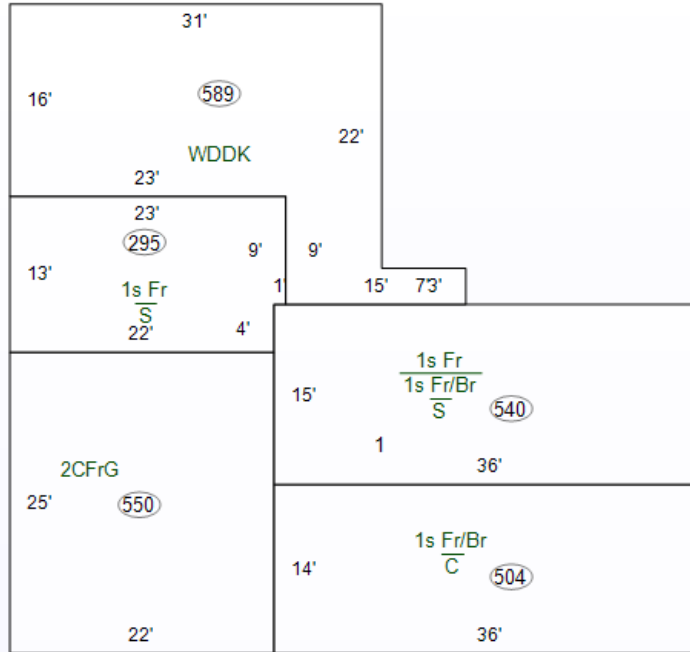
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 92	1339	1339	\$99,600	
2 1Fr	540	540	\$28,700	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	504	0	\$4,500	
Slab	835	0	\$0	
			<b>Total Base</b>	<b>\$132,800</b>

**Adjustments**

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$139,100</b>

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,600	\$147,700
Garages (+) 550 sqft	\$16,200	\$163,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.87
<b>Replacement Cost</b>		<b>\$142,593</b>

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Residential Dwelling	100%	2	1/6 Masonry	C	1972	1976	47 A		0.87		1,879 sqft	\$142,593	35%	\$92,690	0%	100%	1.150 1.0000	\$106,600