

89-16-28-140-313.000-030

HARVEY, FRED A

1501 OAK PARK DR

510, 1 Family Dwell - Platted Lot

WAYNE-293226 (029)/2932

1/2

General Information

Parcel Number 89-16-28-140-313.000-030
Local Parcel Number 46-28-140-313.000-29

Tax ID: 029-30630-00

Routing Number

Property Class 510 RENTAL
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 4628140

Location Address (1) 1501 OAK PARK 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

HARVEY, FRED A
1501 OAK PARK DR
RICHMOND, IN 47374

Legal

LOT 57 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 show transfers from 01/01/1900 to 12/03/2007.

Notes

11/18/2020 Misc: 2021 GENERAL REVALUATION



Res

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

Table with 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). Rows show values for years 2022-2025.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.47), Actual Frontage (144), Developer Discount, Parcel Acreage (0.47), 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 (0.47), 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 (\$40,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$40,100).

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. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Row shows values for F, F, 144, 144x143, 1.04, \$383, \$398, \$57,312, -30%, 1.0000, 100.00, 0.00, 0.00, \$40,120.

Data Source Aerial

Collector 11/18/2020 ts

Appraiser 11/18/2020 ts

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1591 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	132	\$7,500
Wood Deck	306	\$6,300

Plumbing

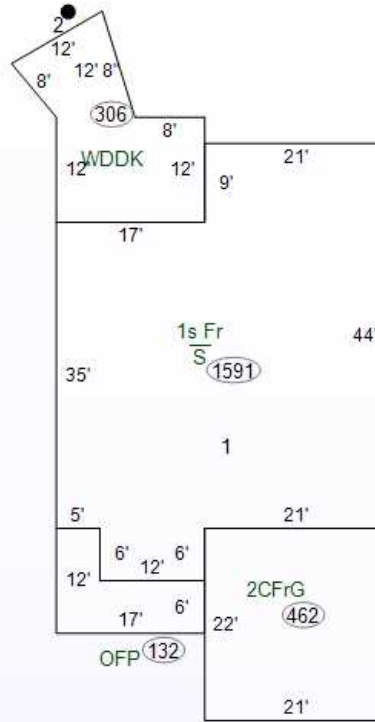
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1591	1591	\$140,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1591	0	\$0	
				Total Base	\$140,400

Adjustments

1 Row Type Adj. x 1.00		\$140,400
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PO:1	\$1,600
No Heating (-)		\$0
A/C (+)	1:1591	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$150,200
Sub-Total, 1 Units		
Exterior Features (+)	\$13,800	\$164,000
Garages (+) 462 sqft	\$18,900	\$182,900
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$163,238

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	C+1	2006	2006	19	A		0.85		1,591 sqft	\$163,238	18%	\$133,860	0%	100%	1.220	1.000	100.00	0.00	0.00	\$163,300
2: Gazebo - Ave Quality	1		C	2016	2016	9	A	\$44.91	0.85	\$38.17	77 sqft	\$2,939	20%	\$2,350	0%	100%	1.220	1.000	100.00	0.00	0.00	\$2,900