

General Information

Parcel Number
89-16-28-200-213.000-028

Local Parcel Number
46-28-200-213.000-15

Tax ID:
015-01486-00

Routing Number

Ownership

ZODA, STEVEN W & SANDRA K
1702 ST RD 227 N
RICHMOND, IN 47374

Legal

PT NE SEC 28-14-1 3.369A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/27/2022	ZODA, STEVEN W &	2022007699	RR	/		I
05/06/2022	ZODA, STEVEN W &	2022004345	WD	/	\$284,000	I
04/11/2019	CAPPA, ERIKA L & B	2019002804	GR	/		I
03/24/2017	CAPPA, ERIKA L & B	2017002379	WD	/	\$142,000	V
02/04/2016	STILLWATER BLACK	2016001025	SH	/	\$53,761	I
04/22/2010	BLEVINS, TANNER	2010002736	CS	/	\$10,000	I

Notes

11/6/2020 Misc: 2021 GENERAL REVAL

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



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 028 (Local 015)
WAYNE TOWNSHIP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 154158-015 N/E
WAYNE-154158 (015 N/E)

Section/Plat
4628200

Location Address (1)
1702 N STATE RD 227
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2025	2024	2024	2024
WIP	Reason For Change	AA	AA	AA	Inf	Inf
02/19/2025	As Of Date	04/22/2025	04/22/2025	10/24/2024	07/15/2024	07/15/2024
Indiana Cost Mod	Valuation Method	Other (external)	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$31,600	Land	\$26,800	\$31,600	\$26,800	\$26,800	\$26,800
\$20,900	Land Res (1)	\$17,700	\$20,900	\$17,700	\$17,700	\$17,700
\$10,700	Land Non Res (2)	\$9,100	\$10,700	\$9,100	\$9,100	\$9,100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$274,600	Improvement	\$216,300	\$274,600	\$216,300	\$216,300	\$219,500
\$274,600	Imp Res (1)	\$216,300	\$274,600	\$216,300	\$216,300	\$219,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$306,200	Total	\$243,100	\$306,200	\$243,100	\$243,100	\$246,300
\$295,500	Total Res (1)	\$234,000	\$295,500	\$234,000	\$234,000	\$237,200
\$10,700	Total Non Res (2)	\$9,100	\$10,700	\$9,100	\$9,100	\$9,100
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
9	A		0	1.000000	1.00	\$20,900	\$20,900	\$20,900	0%	1.0000	100.00	0.00	0.00	\$20,900
91	A		0	2.229000	1.00	\$4,800	\$4,800	\$10,699	0%	1.0000	0.00	100.00	0.00	\$10,700
82	A	GE	0	0.140000	1.02	\$2,390	\$2,438	\$341	-100%	1.0000	0.00	100.00	0.00	\$0

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Water, Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Improving

Printed Tuesday, April 29, 2025

Land Computations

Calculated Acreage	3.37
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.37
81 Legal Drain NV	0.00
82 Public Roads NV	0.14
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	2.23
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	\$20,900
91/92 Value	\$10,700
Supp. Page Land Value	
CAP 1 Value	\$20,900
CAP 2 Value	\$10,700
CAP 3 Value	\$0
Total Value	\$31,600

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 3/4
Style N/A
Finished Area 2600 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 Masonry	208	\$10,500
Wood Deck	548	\$9,600
Wood Deck	107	\$2,800
Patio, Brick	244	\$4,400

Plumbing

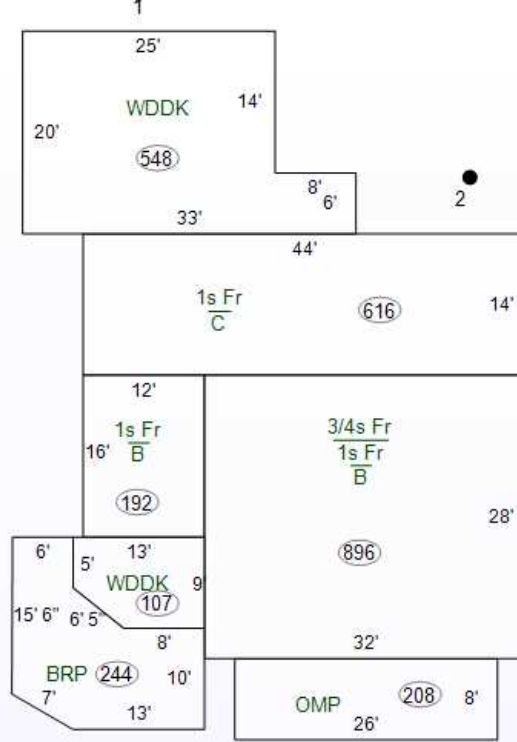
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1704	1704	\$147,400	
2				
3				
4				
1/4				
1/2				
3/4 1Fr	896	896	\$43,800	
Attic				
Bsmt	1088	0	\$36,900	
Crawl	616	0	\$6,400	
Slab				

Total Base \$234,500

Adjustments 1 Row Type Adj. x 1.00 \$234,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:896	\$9,400
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1704 3/4:896	\$6,300
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$257,300

Sub-Total, 1 Units

Exterior Features (+)	\$27,300	\$284,600
Garages (+) 0 sqft	\$0	\$284,600
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$229,815

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 3/4	Wood Fr	C-1	1910	2000	25	A		0.85		3,688 sqft	\$229,815	22%	\$179,260	0%	100%	1.380	1.000	100.00	0.00	0.00	\$247,400
2: Detached Garage	1	Wood Fr	C	1996	1996	29	A	\$34.59	0.85	\$29.40	30'x32'	\$28,225	24%	\$21,450	0%	100%	1.270	1.000	100.00	0.00	0.00	\$27,200