

89-16-29-210-501.000-030

KRICK, GORDON L JR & CHERA

603 CRESTDALE DR

510, 1 Family Dwell - Platted Lot

WAYNE-293226 (029)/2932

1/2

General Information

Parcel Number 89-16-29-210-501.000-030
Local Parcel Number 46-29-210-501.000-29

Tax ID: 029-40791-00

Routing Number 4629210-014

Property Class 510
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 4629210

Location Address (1)
603 CRESTDALE DR
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
High

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

KRICK, GORDON L JR & CHERAY A
603 CRESTDALE DR
RICHMOND, IN 47374

Legal

LOT 86 CRESTDALE SUB DIV 6TH ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 08/07/2007 and 01/01/1900.

Notes

11/16/2021 Misc: 2022: GENERAL REVALUATION

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 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.

Land Computations

Table with columns: Description, Value. Rows include 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, Total Value.

Data Source Aerial

Collector 07/20/2021 rc

Appraiser 11/16/2021 en

Total Value \$31,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1862 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 |
|-----------------|------|---------|
| Patio, Concrete | 144 | \$1,200 |
| Stoop, Masonry | 72 | \$2,700 |
| Wood Deck | 85 | \$2,300 |

Plumbing

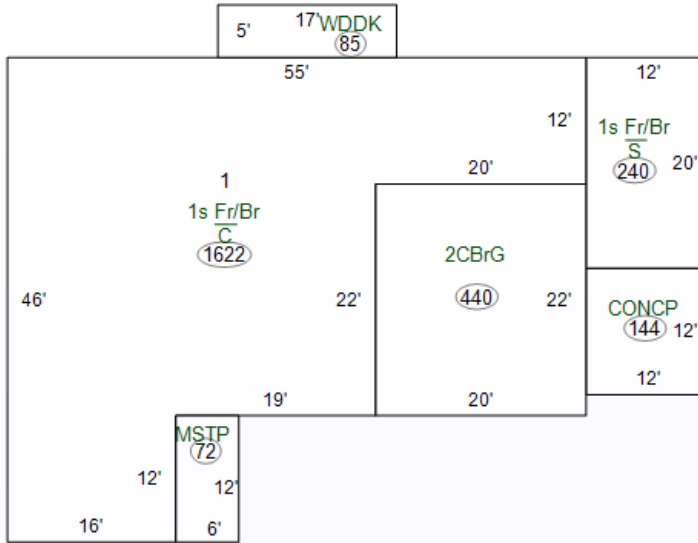
| | # | TF |
|----------------------|---|----|
| Full Bath | 2 | 6 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 4 | 8 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 1 |
| Total Rooms | 7 |

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|-------------------|------|--------|-----------|--------|
| 1 94 | 1862 | 1862 | \$167,800 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | 1622 | 0 | \$9,800 | |
| Slab | 240 | 0 | \$0 | |
| Total Base | | | \$177,600 | |

Adjustments

| | |
|-------------------------------|---------------------------|
| 1 Row Type Adj. x 1.00 | \$177,600 |
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | 1:1862 \$5,600 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 \$2,400 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

| | |
|-----------------------------------|--------------------|
| Sub-Total, One Unit | \$185,600 |
| Sub-Total, 1 Units | |
| Exterior Features (+) | \$6,200 \$191,800 |
| Garages (+) 440 sqft | \$19,400 \$211,200 |
| Quality and Design Factor (Grade) | 1.00 |
| Location Multiplier | 0.85 |
| Replacement Cost | \$179,520 |

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 | 4/6 Maso | C | 1967 | 1967 | 58 | A | | 0.85 | | 1,862 sqft | \$179,520 | 40% | \$107,710 | 18% | 100% | 1.220 | 1.000 | 100.00 | 0.00 | 0.00 | \$107,800 |