

General Information

Parcel Number
89-16-29-220-111.000-030

Local Parcel Number
46-29-220-111.000-29

Tax ID:
029-46449-00

Routing Number
4629220-064

Ownership

ROSS, JORDAN T
920 CRESTDALE DR
RICHMOND, IN 47374

Legal

LOT 12 CRESTDALE SUB 1ST DIV

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/30/2023	ROSS, JORDAN T	2023004929	SW	/	\$150,000	I
09/20/2017	STILLWATER BLACK	2017007678	SH	/	\$54,811	I
04/16/2009	COOPER, MATTHEW		CO	/	\$91,900	I
04/16/2009	COOPER, MATTHEW	2009003719	WD	/	\$91,900	I
08/04/2008	STEGNER, CHAD J	2008007027	SH	/		I
01/01/1900	SUTHERLAND, LARR	2008007027	SH	/		I

Notes

11/16/2021 Misc: 2022 GENERAL REVALUATION

8/9/2017 Misc: 2017 CORRECTION: INCOME APPROACH TO VALUE 05-04-18 2018 GENERAL REVALUATION

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 995553-029
WAYNE-995553 (029)

Section/Plat
4629220

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

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Income Approach	Valuation Method	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$21,700	Land	\$21,700	\$21,700	\$21,700	\$21,700	\$21,700
\$21,700	Land Res (1)	\$21,700	\$21,700	\$21,700	\$21,700	\$21,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$15,800	Improvement	\$15,800	\$15,800	\$15,800	\$15,800	\$15,800
\$15,800	Imp Res (1)	\$15,800	\$15,800	\$15,800	\$15,800	\$15,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$37,500	Total	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500
\$37,500	Total Res (1)	\$37,500	\$37,500	\$37,500	\$37,500	\$37,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

Zoning

Subdivision

Lot

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
F	F		98	98x116	0.98	\$302	\$296	\$29,008	0%	1.0000	100.00	0.00	0.00	\$29,010

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Land Computations

Calculated Acreage	0.26
Actual Frontage	98
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.26
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	0.26
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	\$29,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$29,000

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style Tri-Level
Finished Area 1480 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	240	\$5,400
Patio, Concrete	118	\$1,000

Plumbing

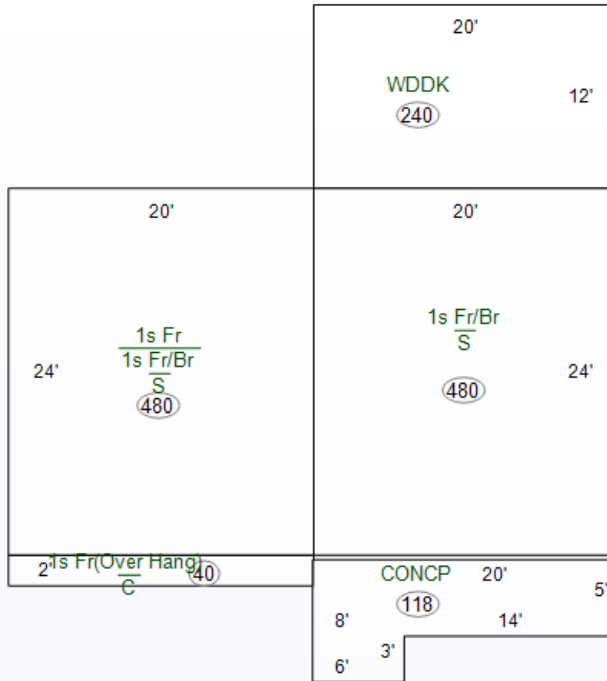
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

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
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	960	960	\$102,800	
2 1Fr	520	520	\$35,800	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	40	0	\$3,200	
Slab	960	0	\$0	
Total Base			\$141,800	

Adjustments 1 Row Type Adj. x 1.00 \$141,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:960 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$151,900

Sub-Total, 1 Units

Exterior Features (+)	\$6,400	\$158,300
Garages (+) 0 sqft	\$0	\$158,300
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	

Replacement Cost \$134,555

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	2	1/6 Maso	C	1960	1960	65	F		0.85			1,480 sqft	\$134,555	47%	\$71,310	30%	100%	1.200	1.000	100.00	0.00	0.00	\$59,900