

89-16-29-220-113.000-030

O'DONNELL, DESIREE N & JESS

902 CRESTDALE DR

510, 1 Family Dwell - Platted Lot

WAYNE-995553 (029)/9955

1/2

**General Information**

**Parcel Number**  
89-16-29-220-113.000-030

**Local Parcel Number**  
46-29-220-113.000-29

**Tax ID:**  
029-15571-00

**Routing Number**  
4629220-062

**Ownership**

O'DONNELL, DESIREE N & JESSICA  
902 CRESTDALE DR  
RICHMOND, IN 47374

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/24/2021	O'DONNELL, DESIRE	2021011579	QC	/		I
05/10/2021	CRAIL, DESIREE N	2021004647	WD	/	\$129,900	V
10/03/2017	DALE, ZACHERY KEI	2017008120	QC	/		I
09/27/2017	DALE, ZACHERY KEI	2017007908	WD	/	\$89,900	V
10/20/2015	JENKINS, CHAD T	2015008815	WD	/	\$79,900	V
11/12/2009	HEATHER L. JOHNS		CO	/	\$54,900	V

**Notes**

11/16/2021 Misc: 2022 GENERAL REVALUATION  
8/9/2017 Misc: 2018 GENERAL REVALUATION

**Legal**

LOT 14 CRESTDALE SUB 1ST DIV



Res

**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 995553-029**  
WAYNE-995553 (029)

**Section/Plat**  
4629220

**Location Address (1)**  
902 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	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$27,000</b>	<b>Land</b>	<b>\$27,000</b>	<b>\$23,000</b>	<b>\$20,100</b>	<b>\$20,100</b>	<b>\$20,100</b>
\$27,000	Land Res (1)	\$27,000	\$23,000	\$20,100	\$20,100	\$20,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$142,000</b>	<b>Improvement</b>	<b>\$142,000</b>	<b>\$124,000</b>	<b>\$110,100</b>	<b>\$109,700</b>	<b>\$64,500</b>
\$142,000	Imp Res (1)	\$142,000	\$124,000	\$110,100	\$109,700	\$64,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$169,000</b>	<b>Total</b>	<b>\$169,000</b>	<b>\$147,000</b>	<b>\$130,200</b>	<b>\$129,800</b>	<b>\$84,600</b>
\$169,000	Total Res (1)	\$169,000	\$147,000	\$130,200	\$129,800	\$84,600
\$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	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		85	85x133	1.05	\$302	\$317	\$26,945	0%	1.0000	100.00	0.00	0.00	\$26,950

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography** **Flood Hazard**  
Level

**Public Utilities** **ERA**  
All

**Streets or Roads** **TIF**  
Paved

**Neighborhood Life Cycle Stage**  
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 07/23/2021 rc

Appraiser 11/16/2021 lp

**Land Computations**

Calculated Acreage	0.26
Actual Frontage	85
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	\$27,000
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$27,000</b>

**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
Patio, Treated Pine	288	\$2,100

**Plumbing**

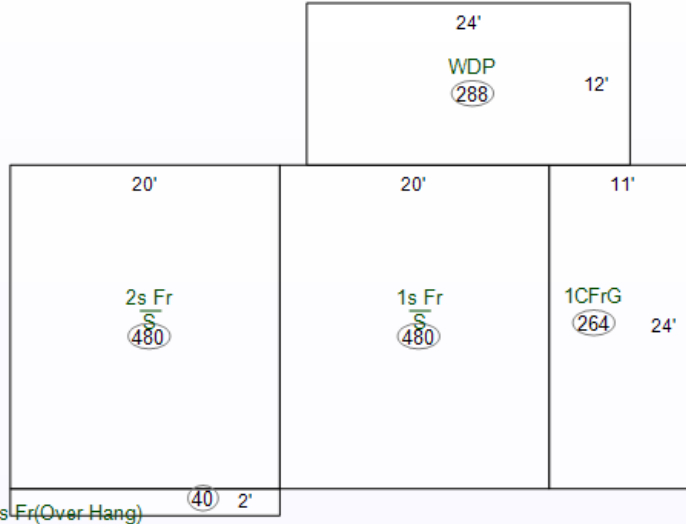
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value
1		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	960	960	\$101,100	
2	1Fr	520	520	\$35,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		960	0	\$0	

<b>Total Base</b>		\$136,900
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$136,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	\$139,300	
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$2,100	\$141,400
Garages (+) 264 sqft	\$12,800	\$154,200
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
<b>Replacement Cost</b>		\$137,624

**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	Wood Fr	C+1	1961	2010	15	A			0.85		1,480 sqft	\$137,624	14%	\$118,360	0%	100%	1.200	1.000	100.00	0.00	0.00	\$142,000