

89-16-29-220-202.000-030

WOOD, BRANDON R

1911 VALLEY DR

510, 1 Family Dwell - Platted Lot

WAYNE-995553 (029)/9955

1/2

General Information

Parcel Number 89-16-29-220-202.000-030
Local Parcel Number 46-29-220-202.000-29

Tax ID: 029-32701-00

Routing Number 4629220-037

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) 1911 VALLEY 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

WOOD, BRANDON R 1911 VALLEY DR RICHMOND, IN 47374

Legal

LOT 42 CRESTDALE 3RD ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/01/2022 to 01/01/1900.

Notes

11/18/2021 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. 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 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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: Computation Name, 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 07/27/2021 rc

Appraiser 11/18/2021 lp

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1212 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	288	\$2,200
Wood Deck	220	\$5,000

**Plumbing**

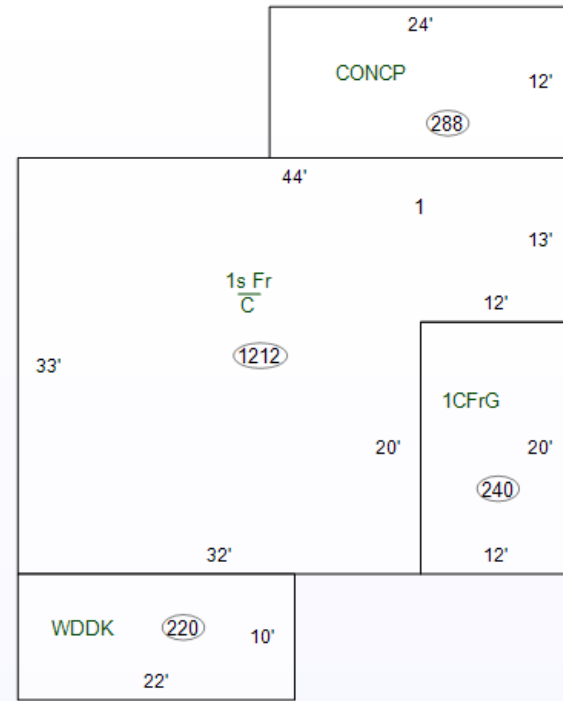
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
CONCP	1	\$288
1s Fr C	1	\$1212
1CFrG	1	\$240
WDDK	1	\$220

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1212	1212	\$117,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1212	0	\$8,400	
Slab				

**Total Base** \$126,100

**Adjustments 1 Row Type Adj. x 1.00** \$126,100

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

**Sub-Total, One Unit** \$127,700

**Sub-Total, 1 Units**

Exterior Features (+) \$7,200 \$134,900

Garages (+) 240 sqft \$12,800 \$147,700

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

**Replacement Cost** \$131,822

**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	1	Wood Fr	C+1	1962	2000	25	A			0.85		1,212 sqft	\$131,822	22%	\$102,820	0%	100%	1.200	1.210	100.00	0.00	0.00	\$149,300