

89-16-29-220-203.000-030

HARRELL, HEATHER A

1903 VALLEY DR

510, 1 Family Dwell - Platted Lot

WAYNE-995553 (029)/9955

1/2

General Information

Parcel Number 89-16-29-220-203.000-030
Local Parcel Number 46-29-220-203.000-29

Tax ID: 029-31231-00

Routing Number 4629220-038

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)
1903 VALLEY DR
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography High Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

HARRELL, HEATHER A
1903 VALLEY DR
RICHMOND, IN 47374

Legal

LOT 43 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 04/23/2013 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: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show data for years 2022-2025.

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. Row shows F, F, 81, 81x151, 1.12, \$302, \$338, \$27,378, 0%, 1.0000, 100.00, 0.00, 0.00, \$27,380.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.28), Actual Frontage (81), Developer Discount, Parcel Acreage (0.28), 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 (0.28), 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 (\$27,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$27,400).

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** 1168 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	160	\$1,200

**Plumbing**

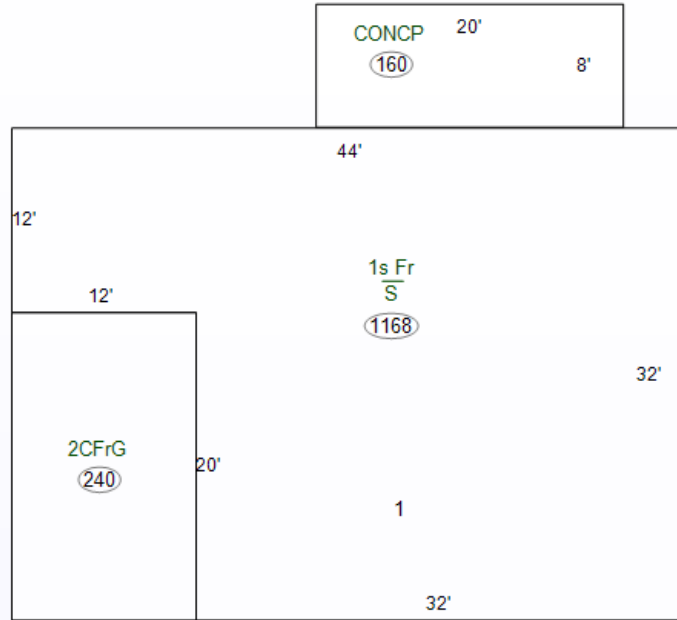
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1168	1168	\$116,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1168	0	\$0	

**Total Base** \$116,200

**Adjustments 1 Row Type Adj. x 1.00** \$116,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1168 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$122,000

**Sub-Total, 1 Units**

Exterior Features (+) \$1,200 \$123,200

Garages (+) 240 sqft \$12,800 \$136,000

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

**Replacement Cost** \$115,600

**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	Wood Fr	C	1962	1962	63	A		0.85		1,168 sqft	\$115,600	42%	\$67,050	0%	100%	1.200	1.000	100.00	0.00	0.00	\$80,500