

General Information

Parcel Number 89-16-29-220-409.000-030
Local Parcel Number 46-29-220-409.000-29

Tax ID: 029-15562-00

Routing Number 4629220-012

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)
809 CRESTDALE DR
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography High Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

STEPHENS, GREGORY A & MELLISS
809 CRESTDALE DR
RICHMOND, IN 47374

Legal

LOT 7 CRESTDALE SUB 1ST DIV



Transfer of Ownership

Date 01/01/1900 Owner STEPHENS, GREGO Doc ID Code Book/Page Adj Sale Price V/I

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 for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total. Includes sub-totals for Land, Improvement, and Total.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land computation metrics such as 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, and Total Value.

Data Source Aerial

Collector 07/23/2021 rc

Appraiser 11/16/2021 Bridgett Doan

Total Value \$26,200

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1053 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
Stoop, Masonry	162	\$3,800
Patio, Concrete	480	\$3,700

Plumbing

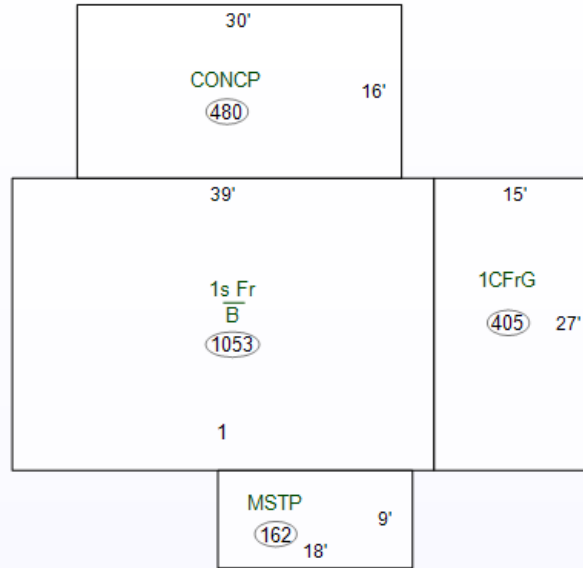
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1053	1053	\$108,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1053	0	\$35,800	
Crawl					
Slab					

Total Base \$144,200

Adjustments 1 Row Type Adj. x 1.00 \$144,200

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) 2:450 \$6,000
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) 1:1053 \$4,000
 No Elec (-) \$0
 Plumbing (+ / -) 8 - 5 = 3 x \$800 \$2,400
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$156,600

Sub-Total, 1 Units

Exterior Features (+) \$7,500 \$164,100
 Garages (+) 405 sqft \$17,600 \$181,700
 Quality and Design Factor (Grade) 1.00
 Location Multiplier 0.85
Replacement Cost \$154,445

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	1961	1961	64	A		0.85			2,106 sqft	\$154,445	42%	\$89,580	0%	100%	1.200	1.000	100.00	0.00	0.00	\$107,500
2: Patio- Concrete- At grade	1		C	1998	1998	27	A		0.85			20'x29'	\$3,825	24%	\$2,910	0%	100%	1.200	1.000	100.00	0.00	0.00	\$3,500