

General Information

Parcel Number
89-16-29-240-116.000-030

Local Parcel Number
46-29-240-116.000-29

Tax ID:
029-03912-00

Routing Number
4629240-030

Ownership

MORIARITY, JOSEPH L
721 MIKAN DR
RICHMOND, IN 47374

Legal

LOT 168 CRESTDALE SUB DIV 9TH ADDN EX 22
FT OFF ENTIRE EAST SIDE

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|------------|------|-----------|----------------|-----|
| 08/23/2022 | MORIARITY, JOSEPH | 2022008844 | WD | / | \$340,000 | I |
| 09/30/2021 | RESTORATION RENT | 2021009691 | TD | / | \$150,000 | I |
| 08/15/2019 | FISCHER, THEODOR | 2019006396 | QC | / | | I |
| 01/01/1900 | FISCHER, THEODOR | | CO | / | | I |

Notes

11/16/2021 Misc: 2022: GENERAL REVALUATION

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 293226-029
WAYNE-293226 (029)

Section/Plat
4629240

Location Address (1)
721 MIKAN 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 |
| Indiana Cost Mod | Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| 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"/> |
| \$30,500 | Land | \$30,500 | \$25,800 | \$22,600 | \$21,500 | \$23,500 |
| \$30,500 | Land Res (1) | \$30,500 | \$25,800 | \$22,600 | \$21,500 | \$23,500 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$384,800 | Improvement | \$384,800 | \$330,000 | \$310,100 | \$131,300 | \$123,100 |
| \$384,800 | Imp Res (1) | \$384,800 | \$330,000 | \$310,100 | \$131,300 | \$123,100 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$415,300 | Total | \$415,300 | \$355,800 | \$332,700 | \$152,800 | \$146,600 |
| \$415,300 | Total Res (1) | \$415,300 | \$355,800 | \$332,700 | \$152,800 | \$146,600 |
| \$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 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

| 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 | | 78 | 78x124 | 0.97 | \$383 | \$372 | \$29,016 | 5% | 1.0000 | 100.00 | 0.00 | 0.00 | \$30,470 |

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography **Flood Hazard**
Rolling

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 07/21/2021 rc

Appraiser 11/16/2021 en

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.22 |
| Actual Frontage | 78 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.22 |
| 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 | 0.22 |
| 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 | \$30,500 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$30,500 |

General Information

| | |
|----------------------|----------------------|
| Occupancy | Single-Family |
| Description | Residential Dwelling |
| Story Height | 2 |
| Style | N/A |
| Finished Area | 3381 sqft |
| Make | |

Floor Finish

| | |
|---|--|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|---|--|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fiberboard | |

Roofing

| | | | | |
|---------------------------------------|--------------------------------|---|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Other | | | |

Exterior Features

| Description | Area | Value |
|-----------------|------|---------|
| Patio, Concrete | 96 | \$800 |
| Wood Deck | 288 | \$6,300 |

Plumbing

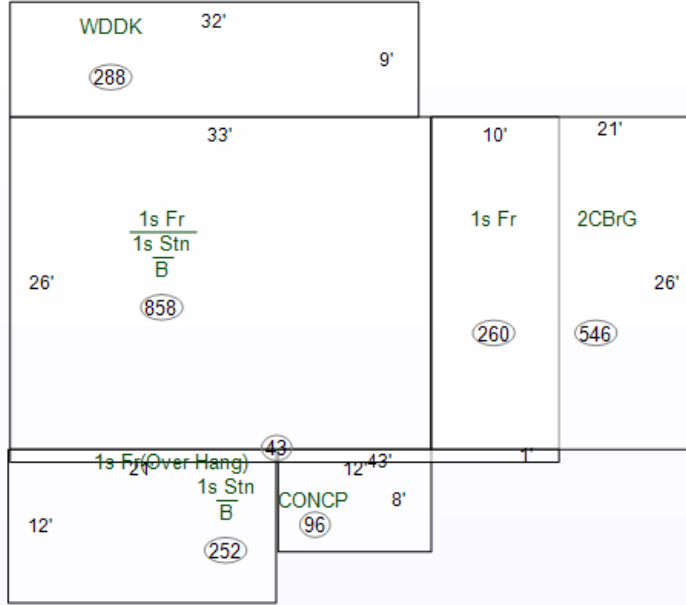
| | # | TF |
|----------------------|---|----|
| Full Bath | 3 | 9 |
| Half Bath | 1 | 2 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 6 | 13 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 5 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 1 |
| Total Rooms | 9 |

Heat Type

Central Warm Air



| Description | Count | Value |
|--------------------|-------|-------|
| Specialty Plumbing | | |

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-----------|--------|
| 1 | 8 | 1110 | 1110 | \$122,600 | |
| 2 | 1Fr | 1161 | 1161 | \$57,000 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 1110 | 1110 | \$78,400 | |
| Crawl | | | | | |
| Slab | | | | | |

| Total Base | | \$258,000 |
|--------------------|-------------------------------|------------------|
| Adjustments | 1 Row Type Adj. x 1.00 | \$258,000 |
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | MS:1 MO:1 | \$4,500 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:1110 2:1161 | \$6,400 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 13 - 5 = 8 x \$800 | \$6,400 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

| Sub-Total, One Unit | | \$275,300 |
|-----------------------------------|----------|------------------|
| Sub-Total, 1 Units | | |
| Exterior Features (+) | \$7,100 | \$282,400 |
| Garages (+) 546 sqft | \$22,300 | \$304,700 |
| Quality and Design Factor (Grade) | | 1.10 |
| Location Multiplier | | 0.85 |
| Replacement Cost | | \$284,895 |

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 | 2 | 3/6 Maso | C+2 | 1971 | 2006 | 19 | A | | 0.85 | | 3,381 sqft | \$284,895 | 18% | \$233,610 | 0% | 100% | 1.220 | 1.350 | 100.00 | 0.00 | 0.00 | \$384,800 |