

89-16-31-310-408.000-030

MURPHY, STEPHANIE F & JOSH

413 PARK TERRACE DR

510, 1 Family Dwell - Platted Lot

WAYNE-294236 (029)/2942

1/2

General Information

Parcel Number 89-16-31-310-408.000-030
Local Parcel Number 46-31-310-408.000-29

Tax ID: 029-30186-00

Routing Number 4631310-038

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 294236-029
WAYNE-294236 (029)

Section/Plat 4631310

Location Address (1)
413 PARK TERRACE DR
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level 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

MURPHY, STEPHANIE F & JOSHUA
413 PARK TERRACE DR
RICHMOND, IN 47374

Legal

LOT 102 TRAVERS PARK TERRACE SUB DIV



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/22/2019 to 01/01/1900.

Notes

11/9/2021 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, Improvement, Total. Rows show values for years 2022-2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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 10/14/2021 rc

Appraiser 11/09/2021 df

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1044 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	240	\$1,900

Plumbing

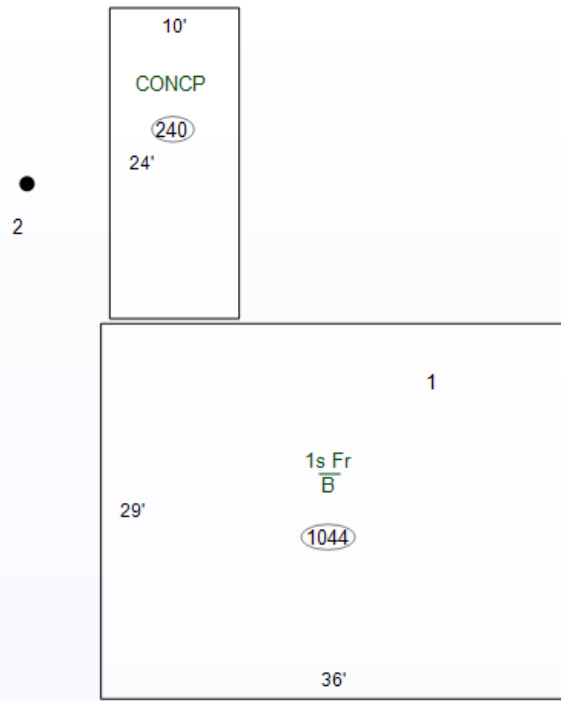
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1044	1044	\$108,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1044	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 (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) 1:1044 \$3,800

No Elec (-) \$0

Plumbing (+ / -) 6 - 5 = 1 x \$800 \$800

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$148,800

Sub-Total, 1 Units

Exterior Features (+) \$1,900 \$150,700

Garages (+) 0 sqft \$0 \$150,700

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$115,286

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	D+2	1955	1985	40	A		0.85		2,088 sqft	\$115,286	34%	\$76,090	0%	100%	1.190	1.000	100.00	0.00	0.00	\$90,500
2: Detached Garage/Boat H	1	Wood Fr	D	1955	1955	70	A	\$55.64	0.85	\$37.84	14'x22'	\$11,653	47%	\$6,180	0%	100%	1.190	1.000	100.00	0.00	0.00	\$7,400