

General Information

Parcel Number 89-16-31-410-204.000-030
Local Parcel Number 46-31-410-204.000-29

Tax ID: 029-35223-00

Routing Number 4631410-009

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 294241-029 WAYNE-294241 (029)
Section/Plat 4631410
Location Address (1) 755 RICHMOND AVE 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

ANDERSON, DENNIS C & LINDA K
755 RICHMOND AVE
RICHMOND, IN 47374

Legal

LOT 1 ANNETA TAYLOR SUB DIV



Transfer of Ownership

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

Notes

8/24/2021 Misc: REASSESSMENT-changed cnpy/conc p to 1 S frame-RC
9/13/2017 Misc: 2018 GENERAL REVALUATION

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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, Value.

Land Computations

Table with columns for 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 External Only

Collector 08/04/2021 rc

Appraiser 08/04/2021 rc

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2072 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
Canopy, Shed Type	96	\$900
Wood Deck	200	\$4,600
Patio, Concrete	150	\$1,200
Patio, Concrete	64	\$600
Canopy, Shed Type	64	\$800

Plumbing

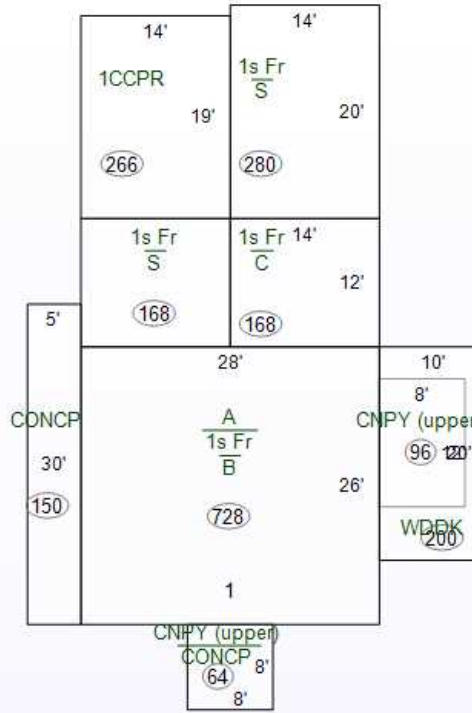
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1344	1344	\$126,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		728	728	\$18,400	
Bsmt		728	0	\$29,100	
Crawl		168	0	\$3,700	
Slab		448	0	\$0	
Total Base					\$177,900

Adjustments

1 Row Type Adj. x 1.00		\$177,900
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	A:728 1:1344	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$187,400
Sub-Total, 1 Units		\$187,400

Exterior Features (+)	\$8,100	\$195,500
Garages (+) 266 sqft	\$5,400	\$200,900
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85
Replacement Cost		\$136,612

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	D	1945	1972	53	G			0.85		2,800 sqft	\$136,612	40%	\$81,970	0%	100%	1.060	1.000	100.00	0.00	0.00	\$86,900