

89-16-31-410-506.000-030

REEVES, J EDSEL

921 NW D ST

510, 1 Family Dwell - Platted Lot

WAYNE-294241 (029)/2942

1/2

**General Information**

**Parcel Number**  
89-16-31-410-506.000-030

**Local Parcel Number**  
46-31-410-506.000-29

**Tax ID:**  
029-47798-00

**Routing Number**  
4631410-062

**Ownership**

REEVES, J EDSEL  
C/O SUE MILLER  
7119 TICE RD  
CENTERVILLE, IN 47330

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/21/2024	REEVES, J EDSEL	2024003416	PR	/	\$23,000	I
02/04/2016	REEVES, J EDSEL	2016001022	SW	/	\$17,500	I
11/16/2015	FEDERAL NATIONAL	2015009715	SH	/	\$22,639	I
03/14/2007	DOMINY, CHRISTOP		CO	/	\$0	I
01/01/1900	RUDD, DEBBIE		CO	/		I

**Notes**

10/14/2021 Misc: 2022 GENERAL REVALUATION

**Legal**

LOT 26 C H SELLS REPLAT

**Property Class 510** RENTAL  
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)**  
921 NW D ST  
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	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$8,700</b>	<b>Land</b>	<b>\$8,700</b>	<b>\$7,400</b>	<b>\$6,500</b>	<b>\$6,500</b>	<b>\$6,500</b>
\$8,700	Land Res (1)	\$8,700	\$7,400	\$6,500	\$6,500	\$6,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$36,200</b>	<b>Improvement</b>	<b>\$36,200</b>	<b>\$30,800</b>	<b>\$27,100</b>	<b>\$27,300</b>	<b>\$24,600</b>
\$36,200	Imp Res (1)	\$36,200	\$30,800	\$27,100	\$27,300	\$24,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$44,900</b>	<b>Total</b>	<b>\$44,900</b>	<b>\$38,200</b>	<b>\$33,600</b>	<b>\$33,800</b>	<b>\$31,100</b>
\$44,900	Total Res (1)	\$44,900	\$38,200	\$33,600	\$33,800	\$31,100
\$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 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')**

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		42	42x146	1.10	\$188	\$207	\$8,694	0%	1.0000	100.00	0.00	0.00	\$8,690

**Zoning**  
ZO01 Residential

**Subdivision**

Lot

**Market Model**  
N/A

**Characteristics**

**Topography** **Flood Hazard**  
Level

**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 08/12/2021 rc Appraiser 10/14/2021 df

**Land Computations**

Calculated Acreage	0.14
Actual Frontage	42
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.14
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	0.14
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	\$8,700
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$8,700</b>

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1080 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	48	\$400
Patio, Concrete	150	\$1,200

**Plumbing**

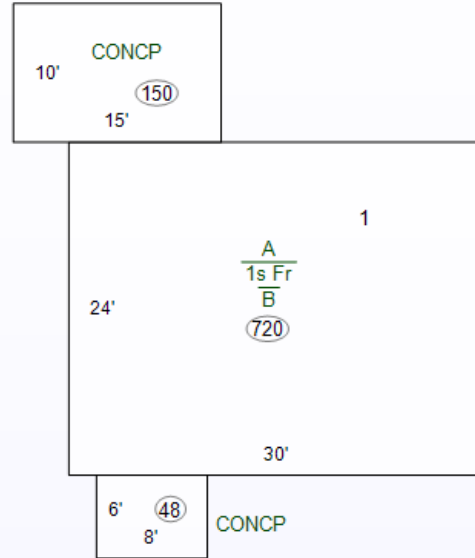
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	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	720	720	\$82,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		720	360	\$12,900	
Bsmt		720	0	\$29,100	
Crawl					
Slab					

**Total Base** \$124,500

**Adjustments** 1 Row Type Adj. x 1.00 \$124,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$124,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,600	\$126,100
Garages (+) 0 sqft	\$0	\$126,100
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$91,107</b>

**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+1	1945	1945	80	A			0.85		2,160 sqft	\$91,107	50%	\$45,550	40%	100%	1.060	1.000	100.00	0.00	0.00	\$29,000
2: Detached Garage/Boat H	1	Wood Fr	C	1981	1981	44	P		\$41.81	0.85	\$35.54	24'x24'	\$20,470	45%	\$11,260	40%	100%	1.060	1.000	100.00	0.00	0.00	\$7,200