

89-16-31-410-520.000-030

WOOD, HARVEY D

1010 PEACOCK RD

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number
89-16-31-410-520.000-030

Local Parcel Number
46-31-410-520.000-29

Tax ID:
029-20059-00

Routing Number
4631410-078

Property Class 510
1 Family Dwell - Platted Lot

Ownership

WOOD, HARVEY D
1010 PEACOCK RD
RICHMOND, IN 47374

Legal

27.36 FT ENT W SIDE LOT 50 C H SELLS ADDN
REPLAT & 32.64 FT E SIDE LOT 51 C H SELLS
REPLAT

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/28/2021	WOOD, HARVEY D	2021005425	WD	/	\$113,500	I
10/31/2019	VERHASSELT, DENIS	2019008611	CT	/		I
01/01/1900	VERHASSELT, DENIS		CO	/		I

Notes

12/21/2021 Misc: 2022 GENERAL REVALUATION



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294243-029
WAYNE-294243 (029)

Section/Plat
4631410

Location Address (1)
1010 PEACOCK RD
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"/>
\$20,300	Land	\$20,300	\$17,300	\$15,200	\$15,200	\$15,200
\$20,300	Land Res (1)	\$20,300	\$17,300	\$15,200	\$15,200	\$15,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$106,400	Improvement	\$106,400	\$91,400	\$80,100	\$81,000	\$39,900
\$106,400	Imp Res (1)	\$106,400	\$91,400	\$80,100	\$81,000	\$39,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$126,700	Total	\$126,700	\$108,700	\$95,300	\$96,200	\$55,100
\$126,700	Total Res (1)	\$126,700	\$108,700	\$95,300	\$96,200	\$55,100
\$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 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		60	60x135	1.01	\$336	\$339	\$20,340	0%	1.0000	100.00	0.00	0.00	\$20,340

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 12/13/2021 Nexus

Appraiser 12/21/2021 lp

Land Computations

Calculated Acreage	0.19
Actual Frontage	60
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.19
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	0.19
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	\$20,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,300

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1906 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	60	\$2,300
Patio, Concrete	288	\$2,200
Wood Deck	146	\$3,700

Plumbing

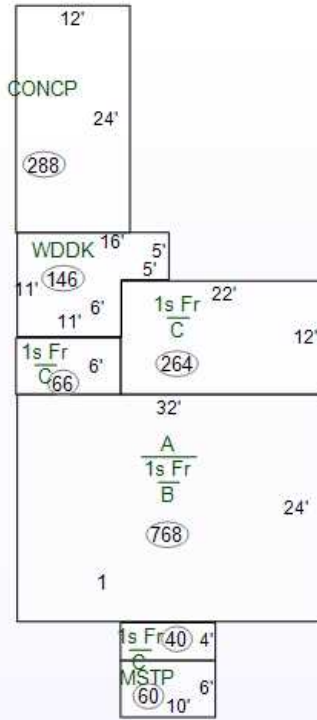
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1138	1138	\$114,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	768	768	\$19,400	
Bsmt	768	0	\$30,100	
Crawl	370	0	\$4,900	
Slab				

Total Base \$169,000

Adjustments 1 Row Type Adj. x 1.00 \$169,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1138 A:768 \$4,700
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$175,300

Sub-Total, 1 Units

Exterior Features (+)	\$8,200	\$183,500
Garages (+) 0 sqft	\$0	\$183,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$140,378

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	1940	1965	60	G		0.85		2,674 sqft	\$140,378	40%	\$84,230	0%	100%	1.180	1.000	100.00	0.00	0.00	\$99,400
2: Detached Garage/Boat H	1	Concrete	D	1970	1970	55	A	\$55.06	0.85	\$37.44	12'x24'	\$10,783	45%	\$5,930	0%	100%	1.180	1.000	100.00	0.00	0.00	\$7,000