

89-16-31-410-528.000-030

WITT, LUTHER & LINDA KAYE K

910 PEACOCK RD

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number 89-16-31-410-528.000-030
Local Parcel Number 46-31-410-528.000-29

Tax ID: 029-53463-00

Routing Number 4631410-070

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 294243-029 WAYNE-294243 (029)
Section/Plat 4631410
Location Address (1) 910 PEACOCK RD RICHMOND, IN 47374

Ownership

WITT, LUTHER & LINDA KAYE KELLE
910 PEACOCK RD
RICHMOND, IN 47374

Legal

LOT 42 C H SELL REPLAT

Transfer of Ownership

Date 01/01/1900 Owner WITT, LUTHER & LIN Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/20/2021 Misc: 2022 GENERAL REVALUATION



Res

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

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

Table with 15 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

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
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 12/20/2021 lp

Land Computations

Table with 2 columns: Land Computations, Value. Includes rows 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 \$14,600

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1832 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
Wood Deck	256	\$5,400
Porch, Open Frame	104	\$6,300

Plumbing

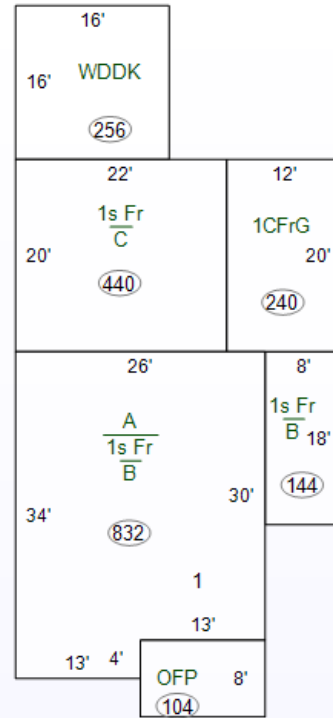
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1416	1416	\$130,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	832	416	\$14,500	
Bsmt	976	0	\$34,100	
Crawl	440	0	\$5,400	
Slab				

Total Base \$184,500

Adjustments 1 Row Type Adj. x 1.00 \$184,500

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:416 1:1416	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$194,000

Sub-Total, 1 Units

Exterior Features (+)	\$11,700	\$205,700
Garages (+) 240 sqft	\$12,800	\$218,500
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

Replacement Cost \$167,153

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+2	1939	1958	67	G			0.85		3,224 sqft	\$167,153	42%	\$96,950	0%	100%	1.180	1.000	100.00	0.00	0.00	\$114,400