

General Information

Parcel Number 89-16-31-420-511.000-030
Local Parcel Number 46-31-420-511.000-29

Tax ID: 029-45500-00

Routing Number 4631420-040

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 4631420

Location Address (1) 627 RICHMOND AVE RICHMOND, IN 47374

Zoning ZO01 Residential

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

SHERER, CHRISTEPHOR
805 TEST RD
RICHMOND, IN 47374

Legal

LOT 13 R S



Transfer of Ownership

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

Notes

8/24/2021 Misc: REASSESSMENT-added AC, changed cond-RC
9/7/2017 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 (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$7,500, \$62,400, \$68,700, etc.).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (38), Size (38x130), Factor (1.04), Rate (\$188), Adj. Rate (\$196), Ext. Value (\$7,448), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$7,450).

Land Computations

Table with columns: Computation Name (Calculated Acreage, Actual Frontage, etc.) and Value (0.11, 38, etc.).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1488 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
Porch, Open Frame	160	\$8,300
Patio, Concrete	120	\$1,000

**Plumbing**

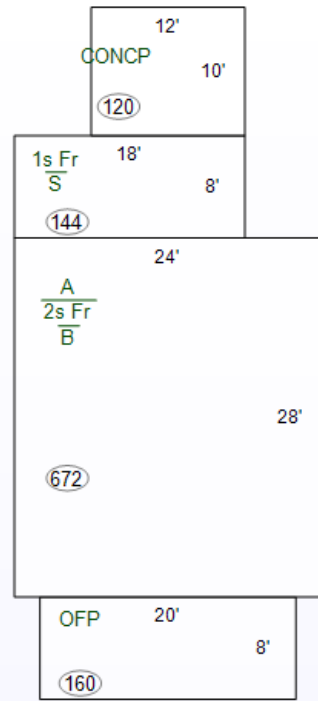
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	816	816	\$90,600	
2	1Fr	672	672	\$41,700	
3					
4					
1/4					
1/2					
3/4					
Attic		672	0	\$6,900	
Bsmt		672	0	\$28,100	
Crawl					
Slab		144	0	\$0	

**Total Base** \$167,300  
**Adjustments** 1 Row Type Adj. x 1.00 \$167,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:816 2:672 \$6,500
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$173,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$9,300	\$183,100
Garages (+) 0 sqft	\$0	\$183,100
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

**Replacement Cost** \$140,072

**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	2	Wood Fr	D+2	1920	1920	105	A		0.85		2,832 sqft	\$140,072	50%	\$70,040	20%	100%	1.060	1.000	100.00	0.00	0.00	\$59,400
2: Detached Garage/Boat H	1	Concrete	C	1965	1965	60	A	\$41.44	0.85	\$35.22	24'x24'	\$20,289	40%	\$12,170	0%	100%	1.060	1.000	100.00	0.00	0.00	\$12,900
3: Utility Shed	1		E	2002	2002	23	F	\$19.35	0.85	\$6.58	12'x21'	\$1,658	60%	\$660	0%	100%	1.060	1.000	100.00	0.00	0.00	\$700