

89-16-31-420-520.000-030

PENLAND, CHRISTOPHER E & H

628 PEACOCK RD

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number 89-16-31-420-520.000-030

Local Parcel Number 46-31-420-520.000-29

Tax ID: 029-22975-00

Routing Number 4631420-031

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 4631420

Location Address (1) 628 PEACOCK RD 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

PENLAND, CHRISTOPHER E & HEAT ER E 628 PEACOCK RD RICHMOND, IN 47374

Legal

LOT 16 WRIGHTLAND



Transfer of Ownership

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

Notes

12/20/2021 Misc: 2022 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 (\$13,200, \$11,200, \$9,800, \$9,800, \$9,800, \$0, \$0, \$0, \$95,000, \$82,000, \$71,900, \$72,600, \$66,600, \$0, \$0, \$0, \$0, \$108,200, \$93,200, \$81,700, \$82,400, \$76,400).

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

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (40), Size (40x125), Factor (0.98), Rate (\$336), Adj. Rate (\$329), Ext. Value (\$13,160), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$13,160).

Land Computations

Table with columns: Computation Name and Value. Includes Calculated Acreage (0.11), Actual Frontage (40), Developer Discount (checkbox), Parcel Acreage (0.12), 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 (0.12), 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 (\$13,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$13,200).

Data Source Aerial

Collector 12/13/2021 Nexus

Appraiser 12/20/2021 lp

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1344 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	228	\$1,700
Porch, Enclosed Frame	60	\$6,300
Porch, Enclosed Frame	176	\$12,800

Plumbing

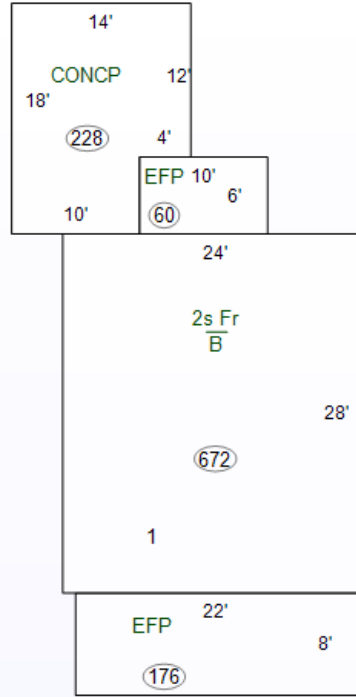
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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	672	672	\$78,600	
2	1Fr	672	672	\$41,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		672	0	\$28,100	
Crawl					
Slab					

Total Base \$148,400

Adjustments 1 Row Type Adj. x 1.00 \$148,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:672 2:672 \$6,100
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$154,500

Sub-Total, 1 Units

Exterior Features (+)	\$20,800	\$175,300
Garages (+) 0 sqft	\$0	\$175,300
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$134,105

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	2	Wood Fr	D+2	1920	1948	77	G			0.85		2,016 sqft	\$134,105	45%	\$73,760	0%	100%	1.180	1.000	100.00	0.00	0.00	\$87,000
2: Detached Garage/Boat H	1	Wood Fr	C	1920	1920	105	A		\$67.14	0.85	\$57.07	12'x18'	\$12,327	45%	\$6,780	0%	100%	1.180	1.000	100.00	0.00	0.00	\$8,000