

89-16-31-420-521.000-030

SILVER, SUZANNE P & TYLER S

624 PEACOCK RD

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number 89-16-31-420-521.000-030
Local Parcel Number 46-31-420-521.000-29
Tax ID: 029-00125-00
Routing Number 4631420-030
Property Class 510
1 Family Dwell - Platted Lot

Ownership

SILVER, SUZANNE P & TYLER SADO
624 PEACOCK RD
RICHMOND, IN 47374

Legal

LOT 15 WRIGHTLAND

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/25/2022 to 02/18/2009.

Notes

12/20/2021 Misc: 2022 GENERAL REVALUATION
11/6/2019 Misc: PER F/C: ADD A/C



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 4631420
Location Address (1) 624 PEACOCK RD RICHMOND, IN 47374

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2025, 2024, 2023, 2022, 2021.

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

Table with 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. Row shows F, F, 40, 40x125, 0.98, \$336, \$329, \$13,160, 0%, 1.0000, 100.00, 0.00, 0.00, \$13,160.

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

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.11), Actual Frontage (40), Developer Discount, 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).

Review Group 2030

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** 1334 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
Canopy, Shed Type	66	\$800
Porch, Open Frame	207	\$10,100
Wood Deck	393	\$7,900

**Plumbing**

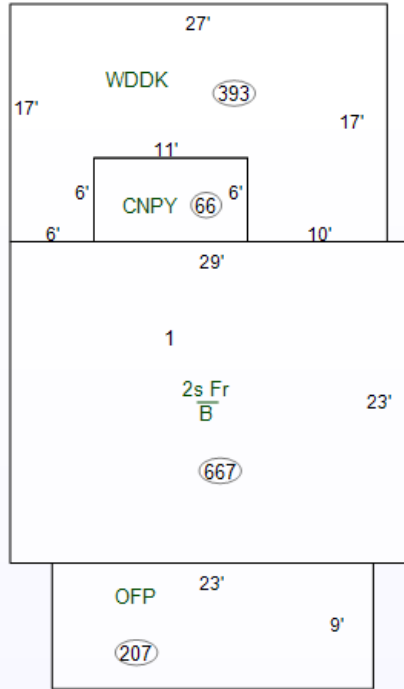
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**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



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	667	667	\$78,600	
2 1Fr	667	667	\$41,700	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	667	0	\$28,100	
Crawl				
Slab				

<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>Total Base</b>	<b>\$148,400</b>
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	2:667 1:667	\$6,100
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>		<b>\$154,500</b>
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$18,800	\$173,300
Garages (+) 0 sqft	\$0	\$173,300
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$125,209</b>

**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+1	1920	1920	105	A		0.85		2,001 sqft	\$125,209	50%	\$62,600	0%	100%	1.180	1.000	100.00	0.00	0.00	\$73,900
2: Detached Garage/Boat H	1	Wood Fr	C	1920	1920	105	P	\$67.14	0.85	\$57.07	12'x18'	\$12,327	65%	\$4,310	0%	100%	1.180	1.000	100.00	0.00	0.00	\$5,100