

General Information

Parcel Number 89-16-31-430-112.000-030
Local Parcel Number 46-31-430-112.000-29

Tax ID: 029-10286-00

Routing Number 4631430-116

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 294243-029 WAYNE-294243 (029)
Section/Plat 4631430
Location Address (1) 917 PEACOCK RD RICHMOND, IN 47374

Ownership

BLAIR, GREG
1600 LIBERTY AVE
RICHMOND, IN 47374

Legal

LOT 119 PEACOCK TERRACE



Transfer of Ownership

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

Notes

10/23/2017 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 (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and 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 10/23/2017 ts

Appraiser 10/23/2017 tw

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc., and Total Value \$14,200.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 840 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	96	\$6,300
Stoop, Masonry	35	\$1,800
Canopy, Shed Type	35	\$400

Plumbing

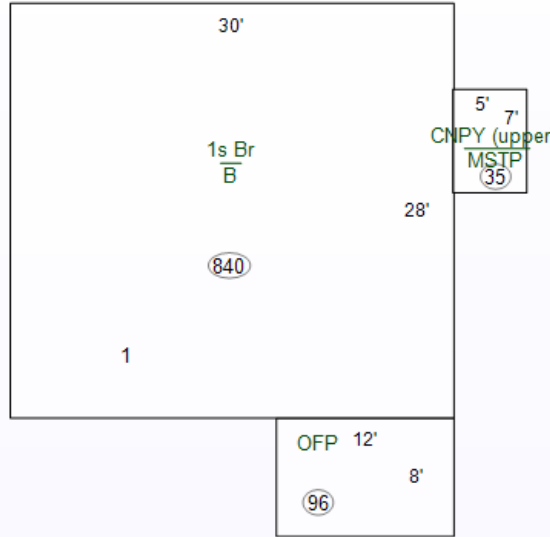
**TF**
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

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	7	840	840	\$102,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		840	0	\$31,600	
Crawl					
Slab					

Total Base \$134,100

Adjustments 1 Row Type Adj. x 1.00 \$134,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:840 \$5,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$139,100

Sub-Total, 1 Units

Exterior Features (+)	\$8,500	\$147,600
Garages (+) 0 sqft	\$0	\$147,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost \$106,641

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	Brick	D+1	1945	1950	75	G		0.85		1,680 sqft	\$106,641	45%	\$58,650	0%	100%	1.180	1.000	100.00	0.00	0.00	\$69,200
2: Detached Garage/Boat H	1	Wood Fr	C	1975	1975	50	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	35%	\$13,310	0%	100%	1.180	1.000	100.00	0.00	0.00	\$15,700
3: Patio (free standing)	1		C	2005	2005	20	A		0.85		10'x14'	\$1,020	20%	\$820	0%	100%	1.180	1.000	100.00	0.00	0.00	\$1,000