

89-16-31-440-203.000-030

REEVES, J EDSEL

611 PEACOCK RD

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

**General Information**

**Parcel Number**  
89-16-31-440-203.000-030

**Local Parcel Number**  
46-31-440-203.000-29

**Tax ID:**  
029-22610-00

**Routing Number**  
4631440-066

**Ownership**

REEVES, J EDSEL  
C/O SUE MILLER  
7119 TICE RD  
CENTERVILLE, IN 47330

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/21/2024	REEVES, J EDSEL	2024003416	PR	/	\$48,000	I
07/26/2021	REEVES, J EDSEL	2021007407	SW	/	\$54,000	I
05/25/2021	CASTLE 2020, LLC	2021005298	WD	/	\$30,000	I
02/27/2009	EICHER, MARGARET		CO	/	\$81,000	I
02/27/2009	EICHER, MARGARET	2009001984	WD	/	\$81,000	I
02/27/2009	FLOYD, CRIS ANN	2009001983	QC	/	\$0	I

**Notes**

10/17/2024 Misc: 2024: APPEAL INFORMAL REVIEW, SETTLED PER PHONE CONVERSATION ON 10/17/2024

11/24/2021 Misc: 2022: GENERAL REVALUATION

**Legal**

10 FT OFF ENT E SIDE LOT 1 PEACOCK SUB LOT 2 PEACOCK SUB



**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**  
4631440

**Location Address (1)**  
611 PEACOCK RD  
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2025	2024	2024	2023
WIP	<b>Reason For Change</b>	AA	AA	Inf	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/22/2025	10/17/2024	04/17/2024	04/26/2023
Indiana Cost Mod	<b>Valuation Method</b>	Other (external)	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$14,500</b>	<b>Land</b>	<b>\$12,300</b>	<b>\$14,500</b>	<b>\$12,300</b>	<b>\$12,300</b>	<b>\$10,800</b>
\$14,500	Land Res (1)	\$12,300	\$14,500	\$12,300	\$12,300	\$10,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$38,000</b>	<b>Improvement</b>	<b>\$32,600</b>	<b>\$38,000</b>	<b>\$32,600</b>	<b>\$42,800</b>	<b>\$42,800</b>
\$38,000	Imp Res (1)	\$32,600	\$38,000	\$32,600	\$42,800	\$42,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$52,500</b>	<b>Total</b>	<b>\$44,900</b>	<b>\$52,500</b>	<b>\$44,900</b>	<b>\$55,100</b>	<b>\$53,600</b>
\$52,500	Total Res (1)	\$44,900	\$52,500	\$44,900	\$55,100	\$53,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		50	50x94	0.86	\$336	\$289	\$14,450	0%	1.0000	100.00	0.00	0.00	\$14,450

**Zoning**  
ZO01 Residential

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography** **Flood Hazard**  
Level

**Public Utilities** **ERA**  
All

**Streets or Roads** **TIF**  
Paved

**Neighborhood Life Cycle Stage**  
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial Collector 11/03/2021 jf Appraiser 11/24/2021 en

**Land Computations**

Calculated Acreage	0.11
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$14,500
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$14,500</b>

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1266 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, Enclosed Masonry	112	\$10,300

**Plumbing**

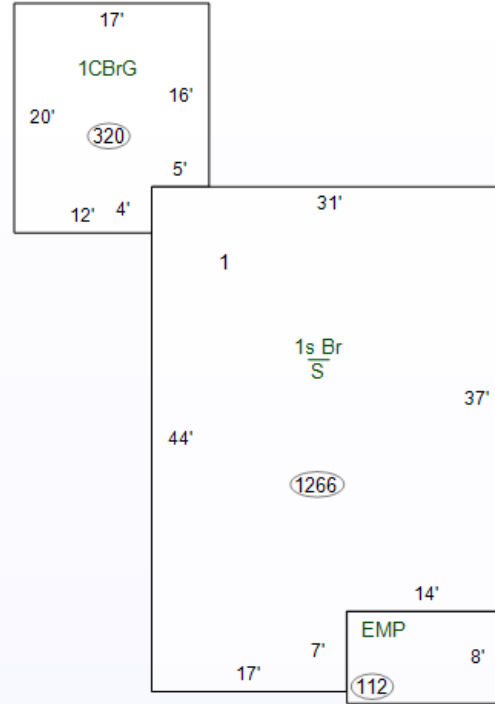
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1266	1266	\$135,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1266	0	\$0	
				<b>Total Base</b>	<b>\$135,200</b>

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1266	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>		\$144,100
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$10,300	\$154,400
Garages (+) 320 sqft	\$15,200	\$169,600
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$129,744</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	1	Brick	D+2	1960	1960	65 F		0.85		1,266 sqft	\$129,744	60%	\$51,900	38%	100%	1.180	1.000	100.00	0.00	0.00	\$38,000