

89-16-32-120-231.000-030

SHEARER, FREDERICK J & SHA

1136 CROSSHALL ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 NORTH (02) 1/2

General Information

Parcel Number 89-16-32-120-231.000-030

Local Parcel Number 46-32-120-231.000-29

Tax ID: 029-45448-00

Routing Number 4632120-151

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 295244 N-029 WAYNE-295244 NORTH (029)

Section/Plat 4632120

Location Address (1) 1136 CROSSHALL ST RICHMOND, IN 47374

Zoning

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

SHEARER, FREDERICK J & SHARON 1136 CROSSHALL ST RICHMOND, IN 47374

Legal

PT O M 75 63.20 X 120 FT



Transfer of Ownership

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

Notes

12/6/2021 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 (\$14,700, \$40,700, \$55,400, 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 (63), Size (63x125), Factor (1.02), Rate (\$228), Adj. Rate (\$233), Ext. Value (\$14,679), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$14,680).

Land Computations

Table with columns: Land Computations (Calculated Acreage 0.18, Actual Frontage 63, Developer Discount, Parcel Acreage 0.18, 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 0.18, 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 \$14,700, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$14,700).

Data Source Aerial

Collector 10/19/2021 rc

Appraiser 12/06/2021 en

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 986 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 | 36   | \$200   |
| Stoop, Masonry  | 72   | \$2,700 |
| Wood Deck       | 340  | \$7,100 |

**Plumbing**

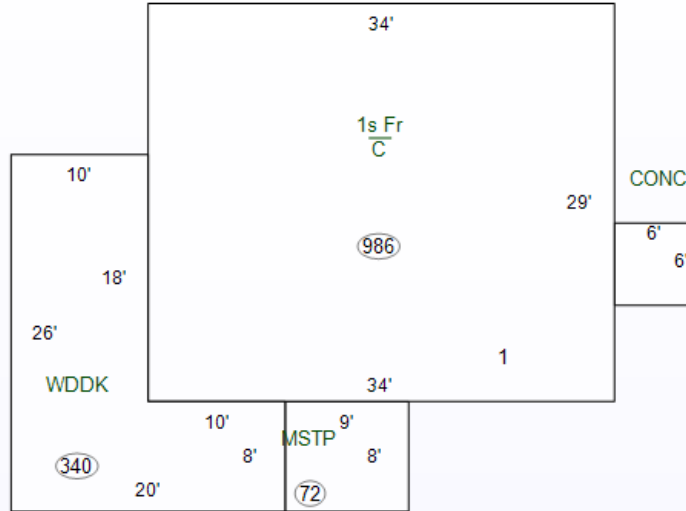
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 3 | 5  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 3 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 0 |
| <b>Family Rooms</b> | 0 |
| <b>Total Rooms</b>  | 5 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor  | Constr | Base | Finish | Value     | Totals |
|--------|--------|------|--------|-----------|--------|
| 1      | 1Fr    | 986  | 986    | \$103,200 |        |
| 2      |        |      |        |           |        |
| 3      |        |      |        |           |        |
| 4      |        |      |        |           |        |
| 1/4    |        |      |        |           |        |
| 1/2    |        |      |        |           |        |
| 3/4    |        |      |        |           |        |
| Attic  |        |      |        |           |        |
| 3 Bsmt |        |      |        |           |        |
| Crawl  |        | 986  | 0      | \$7,500   |        |
| Slab   |        |      |        |           |        |

**Total Base** \$110,700

**Adjustments** 1 Row Type Adj. x 1.00 \$110,700

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

**Sub-Total, One Unit** \$110,700

**Sub-Total, 1 Units**

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$10,000 | \$120,700 |
| Garages (+) 0 sqft                | \$0      | \$120,700 |
| Quality and Design Factor (Grade) | 0.85     |           |
| Location Multiplier               | 0.85     |           |

**Replacement Cost** \$87,206

**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 | 1            | Wood Fr     | D+1   | 1960       | 1960     | 65      | A      |    |           | 0.85 |          | 986 sqft | \$87,206 | 47%      | \$46,220      | 0%      | 100% | 0.880 | 1.000 | 100.00 | 0.00  | 0.00  | \$40,700     |