

89-16-32-210-606.000-030

JENNINGS, CHRISTOPHER ALL

1010 SHERIDAN ST

510, 1 Family Dwell - Platted Lot

WAYNE-294241 (029)/2942

1/2

General Information

Parcel Number 89-16-32-210-606.000-030
Local Parcel Number 46-32-210-606.000-29

Tax ID: 029-05371-00

Routing Number 4632210-107

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 294241-029
WAYNE-294241 (029)

Section/Plat 4632210

Location Address (1)
1010 SHERIDAN ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
High

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

JENNINGS, CHRISTOPHER ALLEN & Y L
1010 SHERIDAN ST
RICHMOND, IN 47374

Legal

34.38' & 39.87' PT LOT 4 JWN EX 20' SS, PT LOT 1 JMS, 5 1/2' SS LOT 3 JWN



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

Table with columns for Assessment Year (2022-2025), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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.

Market Model N/A

Characteristics

Topography Flood Hazard
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Review Group 2030

Transfer of Ownership

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

Res

Notes

12/6/2021 Misc: 2022 GENERAL REVALUATION

Land Computations

Table with columns for Land Computations items and values, including Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2135 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Porch, Open Masonry	160	\$8,800
Wood Deck	160	\$3,700

Plumbing

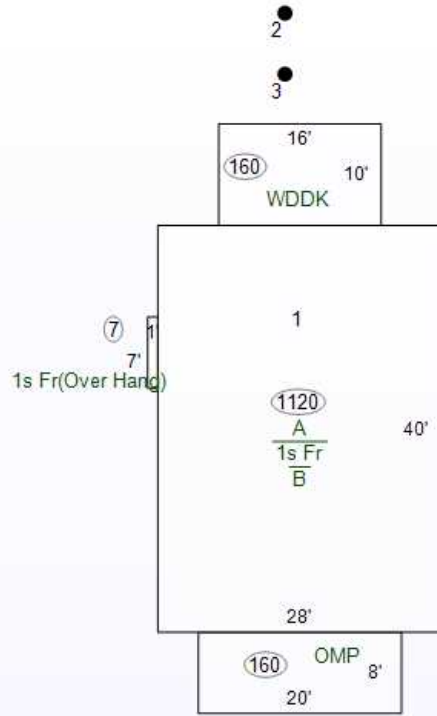
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
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	1Fr	1127	1127	\$113,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1120	1008	\$22,700	
Bsmt		1120	0	\$37,500	
Crawl					
Slab					

Total Base				\$173,300
Adjustments	1 Row Type Adj. x 1.00			\$173,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	A:1008 1:1127	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$178,100
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Sub-Total, 1 Units

Exterior Features (+)	\$12,500	\$190,600
Garages (+) 0 sqft	\$0	\$190,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$137,709

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	Wood Fr	D+1	1923	1948	77	G		0.85		3,367 sqft	\$137,709	45%	\$75,740	0%	100%	1.060	1.000	100.00	0.00	0.00	\$80,300
2: Canopy- Shed Type	1		C	1998	1998	27	A		0.85		18'x18'	\$2,040	24%	\$1,550	0%	100%	1.060	1.000	100.00	0.00	0.00	\$1,600
3: Detached Garage/Boat H	1	Wood Fr	D	1940	1940	85	A	\$67.14	0.85	\$45.66	12'x18'	\$9,862	50%	\$4,930	0%	100%	1.060	1.000	100.00	0.00	0.00	\$5,200