

89-16-32-230-208.000-030

LOPEZ, DAVID LAMONT JR

951 SHERIDAN ST

510, 1 Family Dwell - Platted Lot

WAYNE-294241 (029)/2942

1/2

General Information

Parcel Number 89-16-32-230-208.000-030
Local Parcel Number 46-32-230-208.000-29

Tax ID: 029-40713-00

Routing Number 4632230-023

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 4632230

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

Zoning ZO01 Residential

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

LOPEZ, DAVID LAMONT JR
951 SHERIDAN ST
RICHMOND, IN 47374

Legal

50 FT N PT LOT 19 J W N



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/14/2022 to 01/01/1900.

Notes

12/3/2021 Misc: 2022 GENERAL REVALUATION

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 values for years 2022-2025.

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

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.

Land Computations

Table with columns: Computation Name, Value. Rows include 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, Total Value.

Data Source Aerial

Collector 09/30/2021 rc

Appraiser 12/03/2021 gw

Total Value \$9,700

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1136 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	32	\$3,400
Porch, Open Frame	98	\$6,300

**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

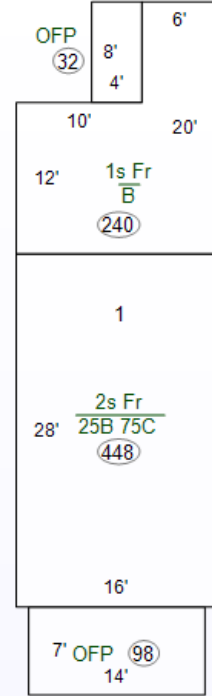
**Accommodations**

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

**Heat Type**

Central Warm Air

2



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	688	688	\$80,600	
2	1Fr	448	448	\$32,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		352	0	\$20,700	
Crawl		336	0	\$4,600	
Slab					

**Total Base** \$138,200

**Adjustments** 1 Row Type Adj. x 1.00 \$138,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:688 2:448 \$5,500
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$143,700

**Sub-Total, 1 Units**

Exterior Features (+) \$9,700 \$153,400

Garages (+) 0 sqft \$0 \$153,400

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

**Replacement Cost** \$117,351

**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+2	1930	1955	70 A		0.85		1,488 sqft	\$117,351	47%	\$62,200	0%	100%	1.060	1.000	100.00	0.00	0.00	\$65,900
2: Detached Garage/Boat H	1	Wood Fr	C	1945	1945	80 A	\$55.64	0.85	\$47.29	14'x20'	\$13,242	45%	\$7,280	0%	100%	1.060	1.000	100.00	0.00	0.00	\$7,700