

89-16-32-230-306.000-030

THOMPSON, MARILYN C/O PER

934 SHERIDAN ST

510, 1 Family Dwell - Platted Lot

WAYNE-294241 (029)/2942

1/2

General Information

Parcel Number
89-16-32-230-306.000-030

Local Parcel Number
46-32-230-306.000-29

Tax ID:
029-45533-00

Routing Number
4632230-013

Ownership

THOMPSON, MARILYN C/O PERRY H
1505 N H ST
RICHMOND, IN 47374

Legal

39 FT LOT 5 T MC CARTHY

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|------------------|------------|------|-----------|----------------|-----|
| 10/28/2009 | THOMPSON, MARILY | | CO | / | \$20,000 | I |
| 10/28/2009 | THOMPSON, MARILY | 2009010210 | WD | / | | I |
| 01/01/1900 | PARSLEY, GREGORY | 2009010210 | WD | / | | I |

Notes

12/3/2021 Misc: 2022 GENERAL REVALUATION

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 294241-029
WAYNE-294241 (029)

Section/Plat
4632230

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

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

| 2025 | Assessment Year | 2025 | 2024 | 2023 | 2022 | 2021 |
|------------------|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP | Reason For Change | AA | AA | AA | AA | AA |
| 02/19/2025 | As Of Date | 04/22/2025 | 04/17/2024 | 04/20/2023 | 04/22/2022 | 04/16/2021 |
| Indiana Cost Mod | Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| 1.0000 | Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| | Notice Required | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$7,200 | Land | \$7,200 | \$6,100 | \$5,300 | \$5,300 | \$5,300 |
| \$7,200 | Land Res (1) | \$7,200 | \$6,100 | \$5,300 | \$5,300 | \$5,300 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$65,600 | Improvement | \$65,600 | \$55,800 | \$49,000 | \$50,200 | \$45,700 |
| \$65,600 | Imp Res (1) | \$65,600 | \$55,800 | \$49,000 | \$50,200 | \$45,700 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$72,800 | Total | \$72,800 | \$61,900 | \$54,300 | \$55,500 | \$51,000 |
| \$72,800 | Total Res (1) | \$72,800 | \$61,900 | \$54,300 | \$55,500 | \$51,000 |
| \$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 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

| 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 | | 39 | 39x115 | 0.98 | \$188 | \$184 | \$7,176 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$7,180 |

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level

Flood Hazard

Public Utilities All

Streets or Roads Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.10 |
| Actual Frontage | 39 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.10 |
| 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 | 0.10 |
| 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 | \$7,200 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$7,200 |

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 984 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 Masonry | 120 | \$8,000 |
| Wood Deck | 60 | \$1,700 |

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 |

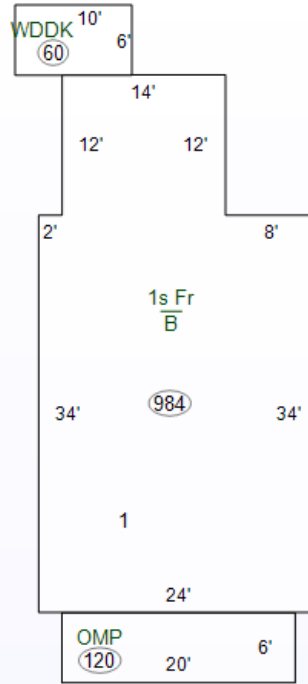
Accommodations

| | |
|--------------------|----------|
| Bedrooms | 2 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 0 |
| Total Rooms | 5 |

Heat Type

Central Warm Air

2



Specialty Plumbing

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

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-----------|--------|
| 1 | 1Fr | 984 | 984 | \$103,200 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 984 | 0 | \$34,100 | |
| Crawl | | | | | |
| Slab | | | | | |

Total Base \$137,300

Adjustments 1 Row Type Adj. x 1.00 \$137,300

| | |
|------------------|---------------------|
| 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 \$137,300

Sub-Total, 1 Units

Exterior Features (+) \$9,700 \$147,000

Garages (+) 0 sqft \$0 \$147,000

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$106,208

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 | 1920 | 1920 | 105 A | | 0.85 | | 1,968 sqft | \$106,208 | 50% | \$53,100 | 0% | 100% | 1.060 | 1.000 | 100.00 | 0.00 | 0.00 | \$56,300 |
| 2: Detached Garage/Boat H | 1 | Wood Fr | C | 1972 | 1972 | 53 A | \$55.64 | 0.85 | \$47.29 | 14'x22' | \$14,567 | 40% | \$8,740 | 0% | 100% | 1.060 | 1.000 | 100.00 | 0.00 | 0.00 | \$9,300 |