

General Information

Parcel Number
89-16-32-230-308.000-030

Local Parcel Number
46-32-230-308.000-29

Tax ID:
029-25260-00

Routing Number
4632230-011

Ownership

VIVANCO, REBECCA GUADALUPE
928 SHERIDAN ST
RICHMOND, IN 47374

Legal

LOT 7 MC CARTHY

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/11/2023	VIVANCO, REBECCA	2023003586	WD	/	\$55,000	I
07/10/2013	MIKAITIS, CHRISTOP	2013006117	WD	/	\$36,500	I
07/21/2011	COX, WILLIAM & CAT	2011005295	WD	/	\$35,000	V
01/01/1900	SIMPSON, DENNIS W	2011005295	WD	/	\$35,000	I

Notes

12/3/2021 Misc: 2022 GENERAL REVALUATION

Property Class 510
1 Family Dwell - Platted Lot



Res

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)
928 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"/>
\$8,900	Land	\$8,900	\$7,600	\$6,700	\$6,700	\$6,700
\$8,900	Land Res (1)	\$8,900	\$7,600	\$6,700	\$6,700	\$6,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$50,200	Improvement	\$50,200	\$42,800	\$29,600	\$30,000	\$26,300
\$50,200	Imp Res (1)	\$50,200	\$42,800	\$29,600	\$30,000	\$26,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$59,100	Total	\$59,100	\$50,400	\$36,300	\$36,700	\$33,000
\$59,100	Total Res (1)	\$59,100	\$50,400	\$36,300	\$36,700	\$33,000
\$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		48	48x118	0.99	\$188	\$186	\$8,928	0%	1.0000	100.00	0.00	0.00	\$8,930

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

Data Source Aerial

Collector 09/23/2021 rc

Appraiser 12/03/2021 gw

Land Computations

Calculated Acreage	0.13
Actual Frontage	48
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.13
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	0.13
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	\$8,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$8,900

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 875 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
Wood Deck	90	\$2,800
Canopy, Shed Type	128	\$1,100
Wood Deck	128	\$3,300
Patio, Concrete	96	\$800
Canopy, Shed Type	60	\$500

Plumbing

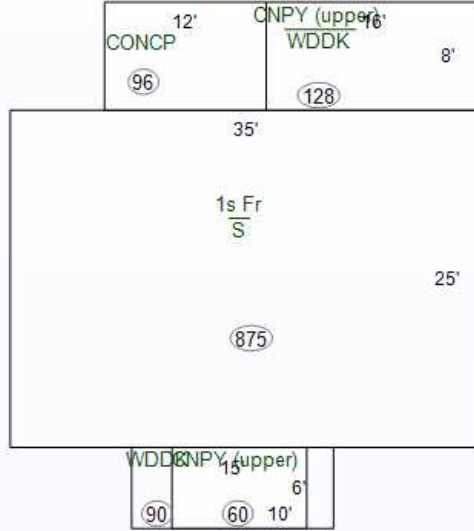
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
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	875	875	\$94,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		875	0	\$0	
				Total Base	\$94,800

Adjustments

Adjustment	Value	Total
1 Row Type Adj. x 1.00		\$94,800
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:875	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$99,200

Sub-Total, 1 Units

Exterior Features (+) \$8,500 \$107,700

Garages (+) 0 sqft \$0 \$107,700

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$77,813

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	1953	1965	60	A			0.85		875 sqft	\$77,813	45%	\$42,800	0%	100%	1.060	1.000	100.00	0.00	0.00	\$45,400
2: Detached Garage/Boat H	1	Concrete	D	1940	1940	85	F		\$50.95	0.85	\$34.65	17'x22'	\$12,958	65%	\$4,540	0%	100%	1.060	1.000	100.00	0.00	0.00	\$4,800