

89-16-32-230-310.000-030

CRUTCHER, KENTON J

916 SHERIDAN ST

510, 1 Family Dwell - Platted Lot

WAYNE-294241 (029)/2942

1/2

General Information

Parcel Number 89-16-32-230-310.000-030
Local Parcel Number 46-32-230-310.000-29

Tax ID: 029-05445-00

Routing Number 4632230-009

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)
916 SHERIDAN 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

CRUTCHER, KENTON J
916 SHERIDAN ST
RICHMOND, IN 47374

Legal

LOTS 9-10 T MC CARTHY

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 07/13/2017 to 01/01/1900.

Notes

12/3/2021 Misc: 2022 GENERAL REVALUATION



Res

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 valuation data 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. Row shows data for F F 96 96x118 0.99 \$188 \$186 \$17,856 0% 1.0000 100.00 0.00 0.00 \$17,860.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.26), Actual Frontage (96), Developer Discount, Parcel Acreage (0.26), 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 (0.26), 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 (\$17,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$17,900).

Data Source Aerial

Collector 09/23/2021 rc

Appraiser 12/03/2021 gw

General Information

| | |
|----------------------|----------------------|
| Occupancy | Single-Family |
| Description | Residential Dwelling |
| Story Height | 1 |
| Style | N/A |
| Finished Area | 1040 sqft |
| Make | |

Floor Finish

| | |
|---|--|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet |
| <input checked="" type="checkbox"/> Sub & Joist | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fiberboard | |

Roofing

| | | | | |
|---------------------------------------|---|----------------------------------|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input type="checkbox"/> Metal | <input type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | <input checked="" type="checkbox"/> Other | | | |

Exterior Features

| Description | Area | Value |
|-----------------------|------|----------|
| Stoop, Masonry | 70 | \$2,700 |
| Patio, Concrete | 240 | \$1,900 |
| Porch, Enclosed Frame | 140 | \$11,600 |

Plumbing

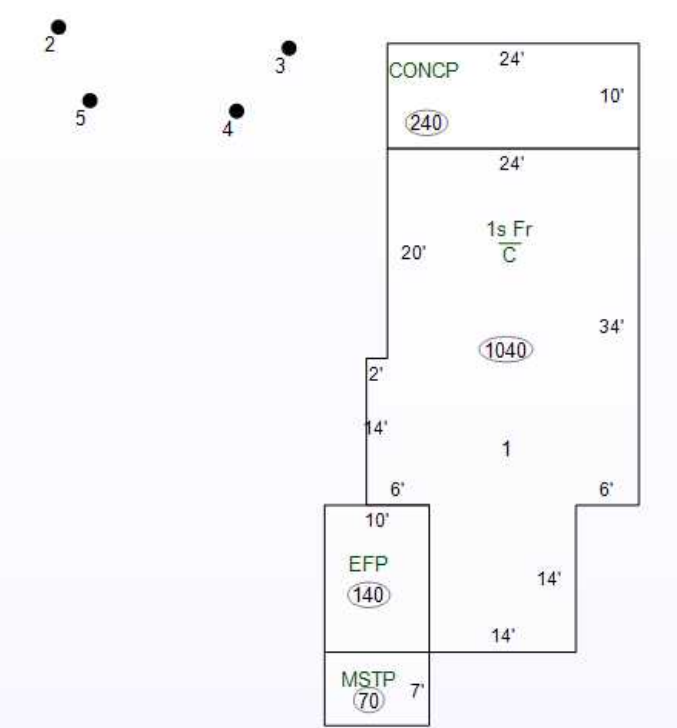
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

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

Heat Type

Central Warm Air



| Description | Count | Value |
|--------------------|-------|-------|
| Specialty Plumbing | | |

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|-----------|--------|
| 1 1Fr | 1040 | 1040 | \$108,400 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | 1040 | 0 | \$7,800 | |
| Slab | | | | |

| | | |
|--------------------|-------------------------------|-----------|
| Total Base | | \$116,200 |
| Adjustments | 1 Row Type Adj. x 1.00 | \$116,200 |

| | | |
|------------------|-----------------|---------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:1040 | \$3,800 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

| | |
|----------------------------|-----------|
| Sub-Total, One Unit | \$120,000 |
|----------------------------|-----------|

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$16,200 | \$136,200 |
| Garages (+) 0 sqft | \$0 | \$136,200 |
| Quality and Design Factor (Grade) | | 0.80 |
| Location Multiplier | | 0.85 |

| | |
|-------------------------|----------|
| Replacement Cost | \$92,616 |
|-------------------------|----------|

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 | 1910 | 1960 | 65 | A | | 0.85 | | 1,040 sqft | \$92,616 | 47% | \$49,090 | 0% | 100% | 1.060 | 1.000 | 100.00 | 0.00 | 0.00 | \$52,000 |
| 2: Barn, Pole (T3) | 1 | T30W | C | 2013 | 2013 | 12 | A | \$17.01 | 0.85 | | 14' x 18' x 8' | \$3,334 | 25% | \$2,500 | 0% | 100% | 1.060 | 1.000 | 100.00 | 0.00 | 0.00 | \$2,700 |
| 3: Car Shed | 1 | | C | 2013 | 2013 | 12 | A | \$8.08 | 0.85 | \$6.87 | 14'x29' | \$2,788 | 25% | \$2,090 | 0% | 100% | 1.060 | 1.000 | 100.00 | 0.00 | 0.00 | \$2,200 |
| 4: Detached Garage/Boat H | 1 | Wood Fr | D | 1930 | 1930 | 95 | A | \$48.82 | 0.85 | \$33.20 | 13'x29' | \$12,515 | 50% | \$6,260 | 0% | 100% | 1.060 | 1.000 | 100.00 | 0.00 | 0.00 | \$6,600 |
| 5: Utility Shed | 1 | SV | D | 1996 | 1996 | 29 | A | | 0.85 | | 8'x12' | | 60% | | 0% | 100% | 1.060 | 1.000 | 0.00 | 100.00 | 0.00 | \$0 |