General Information

Parcel Number
89-16-32-320-138.000-030

Local Parcel Number
46-32-320-138.000-29

Tax ID:
029-42707-00

Routing Number
4632320-124

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 295244 N-029
WAYNE-295244 NORTH (029)

Section/Plat
4632320

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

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2026

Ownership

MADDEN, JERRY D
612 SHERIDAN ST
RICHMOND, IN 47374

Legal

BRANNON'S SUB OF E & J R LOT 5 B

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/19/2012	MADDEN, JERRY D	2012000410	QC	/	$0	I
01/01/1900	MADDEN, JERRY D &	2012000410	QC	/	$0	I

Notes

10/4/2017 Misc: 2018: GENERAL REVALUATION

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$10,300	**Land**	**$10,300**	**$10,300**	**$10,300**	**$10,300**	**$10,300**
$10,300	Land Res (1)	$10,300	$10,300	$10,300	$10,300	$10,300
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$27,000	**Improvement**	**$27,000**	**$27,000**	**$24,400**	**$24,700**	**$24,100**
$27,000	Imp Res (1)	$27,000	$27,000	$24,400	$24,700	$24,100
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$37,300	**Total**	**$37,300**	**$37,300**	**$34,700**	**$35,000**	**$34,400**
$37,300	Total Res (1)	$37,300	$37,300	$34,700	$35,000	$34,400
$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. %	Res Elig %	Market Factor	Value
F	F		50	50x195	1.21	$170	$206	$10,300	0%	100%	1.0000	$10,300

Land Computations

Calculated Acreage	0.22
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.22
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	0.22
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$10,300
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$10,300**

Data Source External Only **Collector** 09/25/2017 ts **Appraiser** 10/04/2017 df

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1288 sqft
Make	

Floor Finish

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

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

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	7

Heat Type

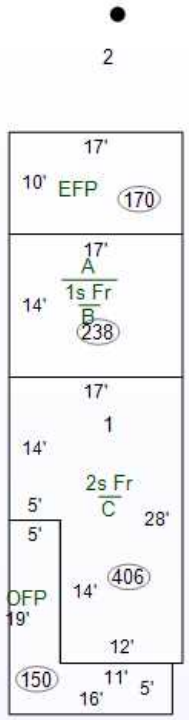
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [ ] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [x] Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	170	$9,700
Porch, Open Frame	150	$6,400



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	644	644	$59,200	
2	1Fr	406	406	$23,300	
3					
4					
1/4					
1/2					
3/4					
Attic		238	238	$7,400	
Bsmt		238	0	$15,000	
Crawl		406	0	$4,000	
Slab					
			Total Base		$108,900
Adjustments			**1 Row Type Adj. x 1.00**		$108,900
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		$108,900
			Sub-Total, 1 Units		
Exterior Features (+)				$16,100	$125,000
Garages (+) 0 sqft				$0	$125,000
			Quality and Design Factor (Grade)		0.85
			Location Multiplier		0.87
			Replacement Cost		$92,438

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	2	Wood Frame	D+1	1900	1900	123	P		0.87		1,526 sqft	$92,438	75%	$23,110	10%	100%	0.840	1.0000	$17,500
2: Detached Garage/Boat	100%	1	Wood Frame	C	1995	1995	28	F	$31.48	0.87	$27.39	24'x24'	$15,775	28%	$11,360	0%	100%	0.840	1.0000	$9,500

Total all pages $27,000 **Total this page** $27,000