

89-16-32-410-108.000-030

GRUBBS, BRADLEY LEE

635 SHERIDAN ST

510, 1 Family Dwell - Platted Lot

WAYNE-296261 (029)/2962

1/2

**General Information**

**Parcel Number**  
89-16-32-410-108.000-030

**Local Parcel Number**  
46-32-410-108.000-29

**Tax ID:**  
029-00409-00

**Routing Number**  
4632410-054

**Ownership**

GRUBBS, BRADLEY LEE  
625 SHERIDAN ST  
RICHMOND, IN 47374

**Legal**  
EX PT ON W SIDE SHERIDAN ST LOT 1 W D J

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/16/2023	GRUBBS, BRADLEY L	2023003715	WD	/	\$38,700	I
05/15/2023	MWH PROPERTY MA	2023003648	SW	/	\$170,000	I
01/08/2018	SHERIDAN PUB, LLC	2018000193	CT	/		I
01/01/1900	SHERIDAN PUB, LLC		CO	/		I

**Notes**  
1/20/2022 Misc: 2022 GENERAL REVALUATION

**Property Class 510** RENTAL  
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 296261-029**  
WAYNE-296261 (029)

**Section/Plat**  
4632410

**Location Address (1)**  
635 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	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$4,100</b>	<b>Land</b>	<b>\$4,100</b>	<b>\$3,500</b>	<b>\$3,100</b>	<b>\$3,100</b>	<b>\$3,100</b>
\$4,100	Land Res (1)	\$4,100	\$3,500	\$3,100	\$3,100	\$3,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$50,700</b>	<b>Improvement</b>	<b>\$50,700</b>	<b>\$44,100</b>	<b>\$38,600</b>	<b>\$39,100</b>	<b>\$35,600</b>
\$50,700	Imp Res (1)	\$50,700	\$44,100	\$38,600	\$39,100	\$35,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$54,800</b>	<b>Total</b>	<b>\$54,800</b>	<b>\$47,600</b>	<b>\$41,700</b>	<b>\$42,200</b>	<b>\$38,700</b>
\$54,800	Total Res (1)	\$54,800	\$47,600	\$41,700	\$42,200	\$38,700
\$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 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')**

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		65	65x130	0.94	\$67	\$63	\$4,095	0%	1.0000	100.00	0.00	0.00	\$4,100

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography** **Flood Hazard**  
High

**Public Utilities** **ERA**  
All

**Streets or Roads** **TIF**  
Paved

**Neighborhood Life Cycle Stage**  
Static

**Land Computations**

Calculated Acreage	0.19
Actual Frontage	65
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.19
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	0.19
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	\$4,100
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$4,100</b>

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 01/20/2022

Nexus

Appraiser 01/20/2022 lp

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1990 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, Enclosed Frame	96	\$9,400
Porch, Enclosed Frame	88	\$9,400

**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

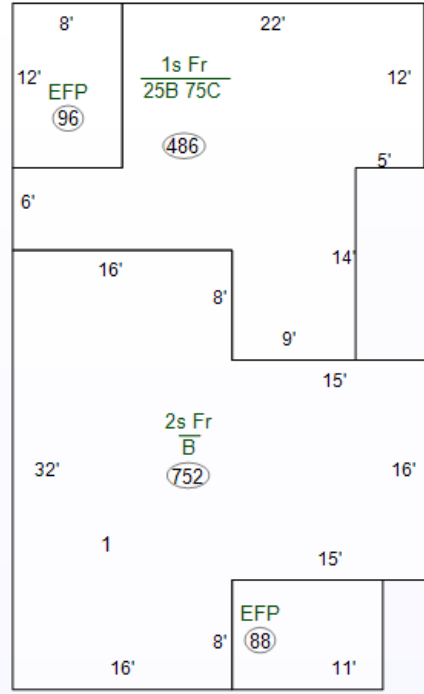
**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	11

**Heat Type**

Central Warm Air

2



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1238	1238	\$121,000	
2	1Fr	752	752	\$44,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		874	0	\$32,100	
Crawl		364	0	\$4,900	
Slab					

		Total Base	\$202,000
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>		\$202,000
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	\$202,000
		Sub-Total, 1 Units	
Exterior Features (+)		\$18,800	\$220,800
Garages (+) 0 sqft		\$0	\$220,800
		Quality and Design Factor (Grade)	0.90
		Location Multiplier	0.85
		Replacement Cost	\$168,912

**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	1930	95 F		0.85		2,864 sqft	\$168,912	65%	\$59,120	0%	100%	0.790	1.000	100.00	0.00	0.00	\$46,700
2: Detached Garage/Boat H	1	Concrete	D	1970	1970	55 P	\$43.71	0.85	\$29.72	21'x23'	\$14,356	65%	\$5,020	0%	100%	0.790	1.000	100.00	0.00	0.00	\$4,000