General Information

Parcel Number
89-16-36-230-303.000-030

Local Parcel Number
46-36-230-303.000-29

Tax ID:
029-18099-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 295203-029
WAYNE-295203 (029)

Section/Plat
4636230

Location Address (1)
112 ELMHURST DR
RICHMOND, IN 47374

Zoning
ZO01 Residential

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 2025

Ownership

FARRAR, JAMES J & HEATHER
112 ELMHURST DR
RICHMOND, IN 47374

Legal

PT NE SEC 36-14-1 0.26A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	FARRAR, JAMES J &		CO	/	$0	I

Notes

11/9/2020 Misc: 2021 GENERAL REVAL-

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	☐	☐	☐	☐	☐
$6,600	**Land**	**$6,600**	**$6,600**	**$6,600**	**$6,600**	**$6,600**
$6,600	Land Res (1)	$6,600	$6,600	$6,600	$6,600	$6,600
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$45,800	**Improvement**	**$45,800**	**$46,400**	**$42,600**	**$48,500**	**$48,500**
$45,800	Imp Res (1)	$45,800	$46,400	$42,600	$47,500	$47,500
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$1,000	$1,000
$52,400	**Total**	**$52,400**	**$53,000**	**$49,200**	**$55,100**	**$55,100**
$52,400	Total Res (1)	$52,400	$53,000	$49,200	$54,100	$54,100
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$1,000	$1,000

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	0.263400	1.94	$13,000	$25,220	$6,643	0%	100%	1.0000	$6,640

Land Computations

Calculated Acreage	0.26
Actual Frontage	0
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	0.26
91/92 Acres	0.00
Total Acres Farmland	0.00
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	$6,600
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$6,600
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$6,600**

Data Source External Only **Collector** 08/28/2020 ts **Appraiser** 11/09/2020 Garfield Seeley

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	892 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☐ 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	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

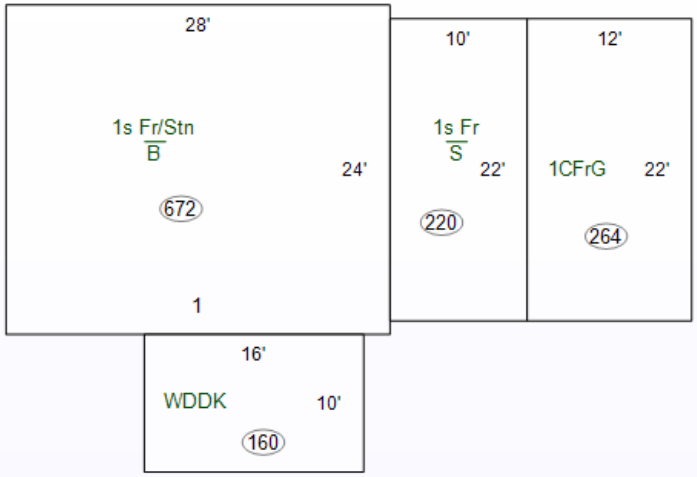
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Wood Deck	160	$2,900



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	892	892	$76,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		672	0	$21,700	
Crawl					
Slab		220	0	$0	
				Total Base	$98,600
Adjustments				**1 Row Type Adj. x 1.00**	$98,600
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	$98,600
				Sub-Total, 1 Units	
Exterior Features (+)				$2,900	$101,500
Garages (+) 264 sqft				$9,900	$111,400
				Quality and Design Factor (Grade)	0.85
				Location Multiplier	0.87
				Replacement Cost	$82,380

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%	1	2/6 Masonry	D+1	1953	1953	70	A		0.87		1,564 sqft	$82,380	47%	$43,660	0%	100%	1.050	1.0000	$45,800

Total all pages $45,800 **Total this page** $45,800