

89-17-01-120-127.000-030

SHERROW, MICHAEL W

2526 BIRCH DR

510, 1 Family Dwell - Platted Lot

WAYNE-294416 (029)/2944

1/2

General Information

Parcel Number 89-17-01-120-127.000-030
Local Parcel Number 49-01-120-127.000-29

Ownership

SHERROW, MICHAEL W
4530 WALLACE RD
RICHMOND, IN 47374

Transfer of Ownership

Date 01/01/1900 Owner SHERROW, MICHAEL Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/13/2023 Misc: 2024 GENERAL REVALUATION
10/9/2019 Misc: 2020 GENERAL REVALUATION

Tax ID: 029-45506-00

Legal

LOT 53 RICHWOOD SEC 2

Routing Number

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 294416-029 WAYNE-294416 (029)
Section/Plat 4901120
Location Address (1) 2526 BIRCH DR RICHMOND, IN 47374

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

Table with 7 columns: Year (2025-2022), Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3)

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with 15 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

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and Value

Review Group 2028

Data Source External Only

Collector 09/02/2023 js

Appraiser 09/13/2023 Nexus

Total Value \$20,300

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1760 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	220	\$5,000
Porch, Open Frame	60	\$4,300

Plumbing

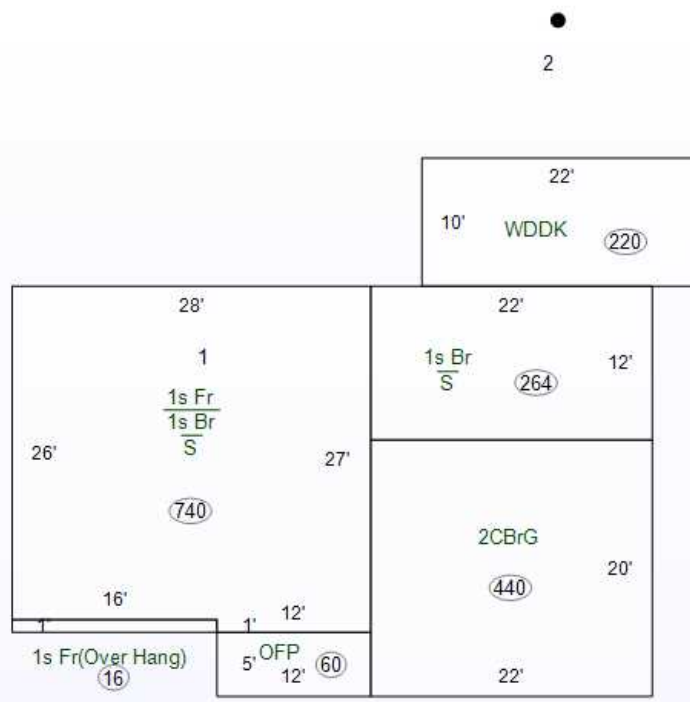
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1004	1004	\$115,700	
2	1Fr	756	756	\$44,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1004	0	\$0	
				Total Base	\$159,700

Adjustments

Adjustment	Value
1 Row Type Adj. x 1.00	\$159,700
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1004 2:756 \$5,500
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$173,900
Sub-Total, 1 Units	
Exterior Features (+)	\$9,300 \$183,200
Garages (+) 440 sqft	\$19,400 \$202,600
Quality and Design Factor (Grade)	1.05
Location Multiplier	0.85
Replacement Cost	\$180,821

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	3/6 Maso	C+1	1964	1964	61	A		0.85		1,760 sqft	\$180,821	42%	\$104,880	5%	100%	1.270	1.000	100.00	0.00	0.00	\$126,500
2: Detached Garage/Boat H	1	Wood Fr	C	2004	2004	21	A	\$55.64	0.85	\$47.29	16'x20'	\$15,134	22%	\$11,800	0%	100%	1.270	1.000	100.00	0.00	0.00	\$15,000