

89-17-01-120-326.000-030

General Information

Parcel Number
89-17-01-120-326.000-030

Local Parcel Number
49-01-120-326.000-29

Tax ID:
029-37640-00

Routing Number

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 294416-029
WAYNE-294416 (029)

Section/Plat
4901120

Location Address (1)
2601 WILLOW DR
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 2028

OVERLIN, JO-CAROL

Ownership

OVERLIN, JO-CAROL
2601 WILLOW DR
RICHMOND, IN 47374

Legal

LOT 82 RICHWOOD SECTION 3

2601 WILLOW DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/23/2024	OVERLIN, JO-CAROL	2024006673	WD	/		I
01/01/1900	OVERLIN, LARRY J &		CO	/		I

WAYNE-294416 (029)/2944 1/2

Notes

9/5/2023 Misc: 2024 GENERAL REVAUATION
10/8/2019 Misc: 2020 GENERAL REVALUATION



Res

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

2025	Assessment Year	2025	2024	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	10/24/2024	04/17/2024	04/20/2023	04/22/2022
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	☐	☒	☐	☐	☐
\$39,300	Land	\$39,300	\$33,400	\$33,400	\$29,300	\$29,300
\$39,300	Land Res (1)	\$39,300	\$33,400	\$33,400	\$29,300	\$29,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$127,900	Improvement	\$127,900	\$106,400	\$106,400	\$99,300	\$100,500
\$127,900	Imp Res (1)	\$127,900	\$106,400	\$106,400	\$99,300	\$100,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$167,200	Total	\$167,200	\$139,800	\$139,800	\$128,600	\$129,800
\$167,200	Total Res (1)	\$167,200	\$139,800	\$139,800	\$128,600	\$129,800
\$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		107	107x270	1.14	\$322	\$367	\$39,269	0%	1.0000	100.00	0.00	0.00	\$39,270

Land Computations

Calculated Acreage	0.66
Actual Frontage	107
Developer Discount	☐
Parcel Acreage	0.66
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	0.66
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	\$39,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$39,300

Data Source External Only

Collector 08/31/2023 js

Appraiser 09/05/2023 Nexus

OVERLIN, JO-CAROL

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1800 sqft
Make	

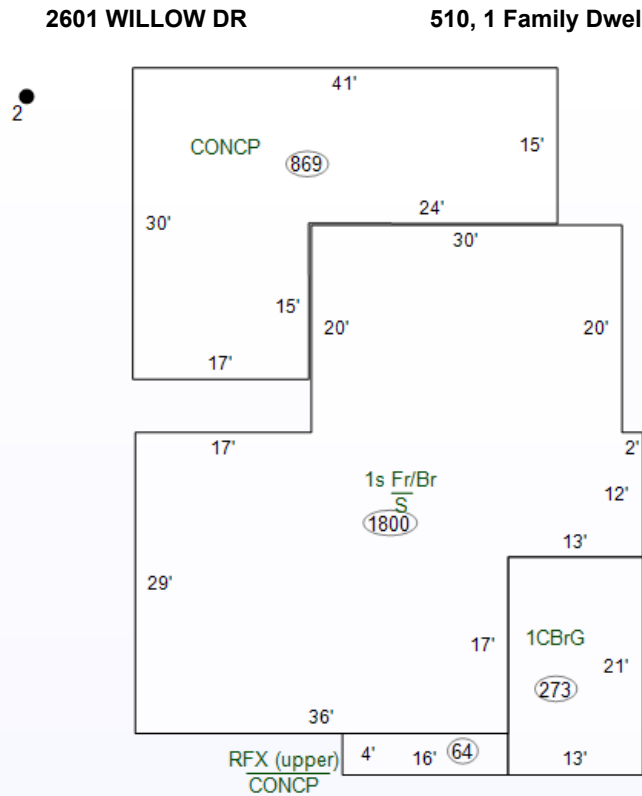
☐ Earth	☐ Tile
☒ Slab	☒ Carpet
☐ Sub & Joist	☐ Unfinished
☐ Wood	☐ Other
☐ Parquet	

☒ Plaster/Drywall ☐ Unfinished
☐ Paneling ☐ Other
☐ Fiberboard

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

Description	Area	Value
Patio, Concrete	64	\$600
Canopy, Roof Extension	64	\$1,300
Patio, Concrete	869	\$6,900

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	7

Central Warm Air

Specialty Plumbing		
Description	Count	Value

Floor	Constr	Base	Finish	Value	Totals
1	94	1800	1800	\$164,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1800	0	\$0	

Adjustments	1 Row Type Adj. x 1.00	\$164,700
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1800	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, 1 Units

Garages (+) 273 sqft	\$13,000	\$191,900
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Location Multiplier	0.85
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Replacement Cost	\$154,959
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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	4/6 Maso	C-1	1964	1976	49	A		0.85		1,800 sqft	\$154,959	35%	\$100,720	0%	100%	1.270	1.000	100.00	0.00	0.00	\$127,900
2: Utility Shed	1	SV	D	2000	2000	25	A		0.85		10'x12'		55%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0