

General Information

Parcel Number 89-17-01-120-419.000-030

Local Parcel Number 49-01-120-419.000-29

Tax ID: 029-06343-00

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) 2600 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

Ownership

CONING, DENISE A, LF EST W/REM CONING, TRUSTEE 2600 WILLOW DR RICHMOND, IN 47374

Legal

LOT 78 RICHWOOD SECTION 3

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row: 01/01/1900, CONING, DENISE A, CO, /

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)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

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

Table with 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

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1328 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
Patio, Concrete	120	\$1,000
Canopy, Shed Type	120	\$1,100
Patio, Concrete	84	\$600

Plumbing

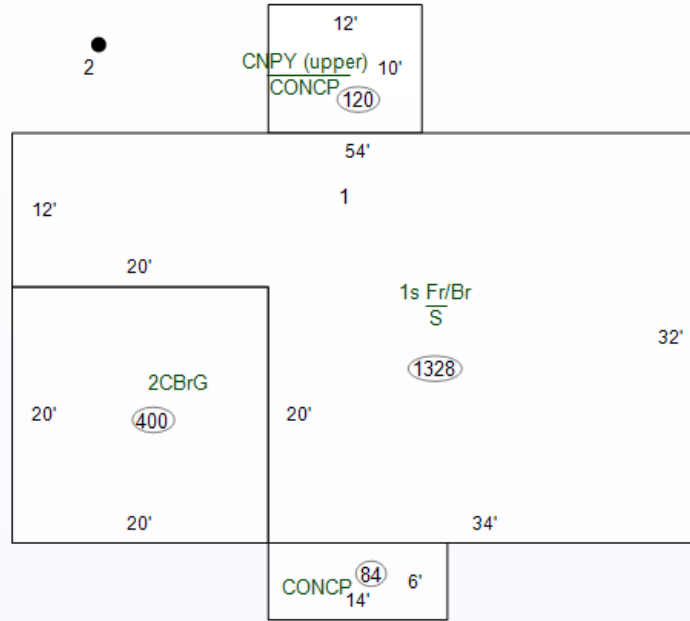
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 95	1328	1328	\$136,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1328	0	\$0	
			Total Base	\$136,000

Adjustments

1 Row Type Adj. x 1.00			\$136,000
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)	1:1328		\$4,400
No Elec (-)			\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800		\$3,200
Spec Plumb (+)			\$0
Elevator (+)			\$0

Sub-Total, One Unit \$143,600

Sub-Total, 1 Units

Exterior Features (+)	\$2,700	\$146,300
Garages (+) 400 sqft	\$17,800	\$164,100
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	
Replacement Cost		\$139,485

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	1	5/6 Maso	C	1964	1964	61	A		0.85		1,328 sqft	\$139,485	42%	\$80,900	5%	100%	1.270	1.000	100.00	0.00	0.00	\$97,600
2: Utility Shed	1	SV	D	2000	2000	25	A		0.85		10'x16'		55%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0