General Information

Parcel Number
89-17-01-410-305.000-030

Local Parcel Number
49-01-410-305.000-29

Tax ID:
029-30371-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

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
4901410

Location Address (1)
508 MEADOWBROOK RD
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Rolling	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2024

Ownership

ANDERSON, DAMON & KATHLEEN
508 MEADOWBROOK RD
RICHMOND, IN 47374

Legal

LOT 10 MEADOWBROOK ACRES

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/02/2011	ANDERSON, DAMON	2011005612	WD	/	$183,000	V
01/01/1900	TULLY, CHRISTOPHE	2011005612	WD	/	$183,000	I

Notes

9/20/2019 Misc: 2020 GENERAL REVALUATION:

8/17/2015 : 2016 REASSESSMENT: CHANGE RFX/CONCP TO OFP, PER FIELD CHECK 5-14-15

7/21/2014 : 2015: NO CHANGE PER WAYNE TWP ASSESSOR ON 07-17-14

5/17/2012 : 2012: REMOVE OBSOL PER WAYNE TWP ASSESSOR

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	☐	☐	☐	☐	☐
$35,000	**Land**	**$35,000**	**$35,000**	**$35,000**	**$35,000**	**$35,000**
$35,000	Land Res (1)	$35,000	$35,000	$35,000	$35,000	$35,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$184,700	**Improvement**	**$184,700**	**$189,100**	**$173,100**	**$172,200**	**$166,800**
$184,700	Imp Res (1)	$184,700	$189,100	$173,100	$172,200	$166,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$219,700	**Total**	**$219,700**	**$224,100**	**$208,100**	**$207,200**	**$201,800**
$219,700	Total Res (1)	$219,700	$224,100	$208,100	$207,200	$201,800
$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. %	Res Elig %	Market Factor	Value
F	F		150	150x140	0.97	$240	$233	$34,950	0%	100%	1.0000	$34,950

Data Source External Only **Collector** 08/09/2019 ts **Appraiser** 09/20/2019 Garfield Seeley

Land Computations

Calculated Acreage	0.48
Actual Frontage	150
Developer Discount	☐
Parcel Acreage	0.48
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	0.48
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	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$35,000
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$35,000**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	2048 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [ ] Slab
- [x] Carpet
- [x] Sub & Joist
- [ ] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

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

Accommodations

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

Heat Type

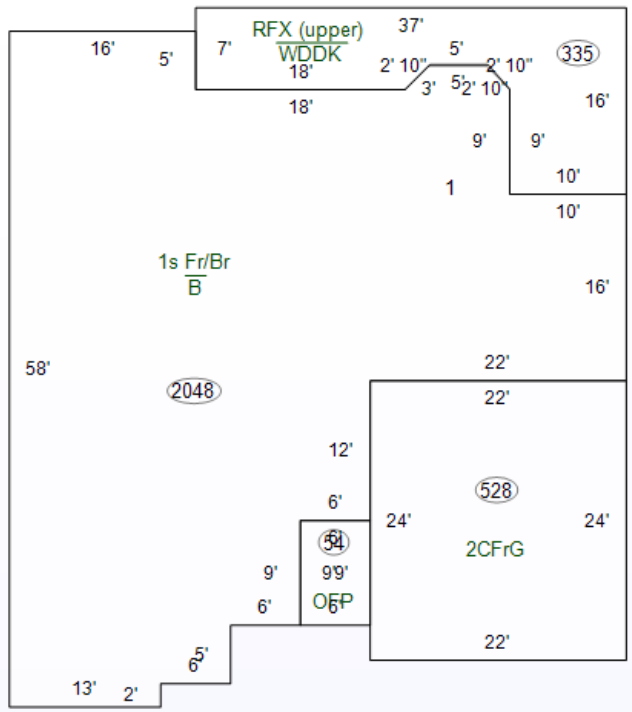
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Canopy, Roof Extension	335	$3,000
Wood Deck	335	$5,100
Porch, Open Frame	54	$3,400



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	2048	2048	$130,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		2048	0	$42,400	
Crawl					
Slab					
			Total Base		$172,400
Adjustments			**1 Row Type Adj. x 1.00**		$172,400
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				PS:1 PO:1	$4,700
No Heating (-)					$0
A/C (+)				1:2048	$4,400
No Elec (-)					$0
Plumbing (+ / -)				10 – 5 = 5 x $800	$4,000
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$185,500
				Sub-Total, 1 Units	
Exterior Features (+)				$11,500	$197,000
Garages (+) 528 sqft				$16,200	$213,200
				Quality and Design Factor (Grade)	1.00
				Location Multiplier	0.87
				Replacement Cost	$185,484

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	1/6 Masonry	C	2005	2005	18	A		0.87		4,096 sqft	$185,484	17%	$153,950	0%	100%	1.200	1.0000	$184,700

Total all pages $184,700 **Total this page** $184,700