

General Information

Parcel Number 89-17-01-440-404.000-030
Local Parcel Number 49-01-440-404.000-29

Tax ID: 029-15566-00

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 293319-029 WAYNE-293319 (029)
Section/Plat 4901440
Location Address (1) 811 HIDDEN VALLEY LN RICHMOND, IN 47374

Ownership

BANE, MARC C
811 HIDDEN VALLEY LN
RICHMOND, IN 47374

Legal

HIDDEN VALLEY SUB-DIV 3RD ADDN LOT 47 REPLAT

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 12/29/2020 BANE, MARC C and 01/01/1900 GREENWALD, GARY.

Notes

9/25/2019 Misc: 2020 GENERAL REVAL



Res

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

Table with columns: Assessment Year (2025, 2024, 2023, 2022, 2021), 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 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 Rolling Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 08/08/2023 js

Appraiser 08/10/2023 Nexus

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.30), Actual Frontage (90), Developer Discount, Parcel Acreage (0.30), 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 (0.30), 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 (\$30,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$30,000).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1260 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
Porch, Enclosed Frame	240	\$16,000
Patio, Concrete	112	\$800
Canopy, Roof Extension	112	\$1,600

**Plumbing**

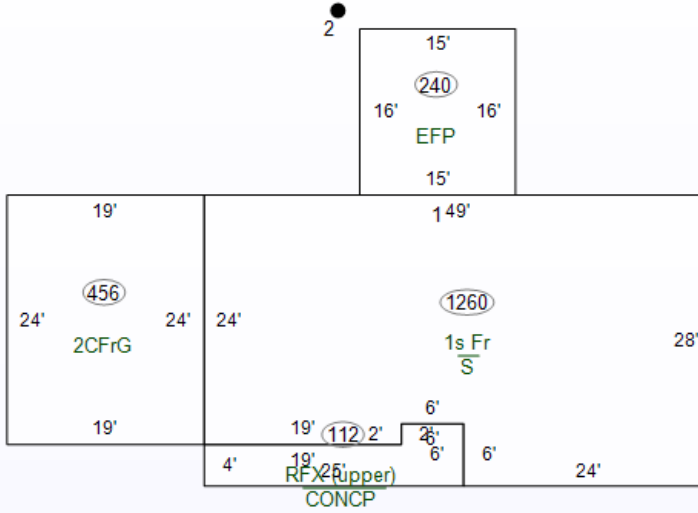
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
Portable Spa	1	\$1,700

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1260	1260	\$121,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1260	0	\$0	
<b>Total Base</b>			<b>\$121,000</b>	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>		<b>\$121,000</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1260	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$1,700
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$128,700</b>

<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$18,400	\$147,100
Garages (+) 456 sqft	\$18,900	\$166,000
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$134,045</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	Wood Fr	C-1	1974	1974	51	A		0.85			1,260 sqft	\$134,045	40%	\$80,430	0%	100%	1.180	1.000	100.00	0.00	0.00	\$94,900
2: Utility Shed	1	SV	D	2000	2000	25	A		0.85			10'x16'		55%		0%	100%	1.180	1.000	100.00	0.00	0.00	\$0