

89-17-01-440-409.000-030

FANSHER, MICHAEL B

1860 SW I CT

510, 1 Family Dwell - Platted Lot

WAYNE-293319 (029)/2933

1/2

General Information

Parcel Number 89-17-01-440-409.000-030
Local Parcel Number 49-01-440-409.000-29

Tax ID: 029-50162-00

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) 1860 SW I CT RICHMOND, IN 47374

Ownership

FANSHER, MICHAEL B
1860 SW I CT
RICHMOND, IN 47374

Legal

LOT 58 HIDDEN VALLEY SUB DIV 4TH ADDN REPLAT

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 04/04/2014 and 01/01/1900.

Notes

9/8/2023 Misc: 2024 GENERAL REVAUATION
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: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

Land Computations

Table with columns: Description, 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).

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2028

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. Row shows F, F, 90, 90x145, 0.99, \$336, \$333, \$29,970, 0%, 1.0000, 100.00, 0.00, 0.00, \$29,970.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style Bi-Level
Finished Area 1532 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	192	\$4,600
Patio, Concrete	192	\$1,500

Plumbing

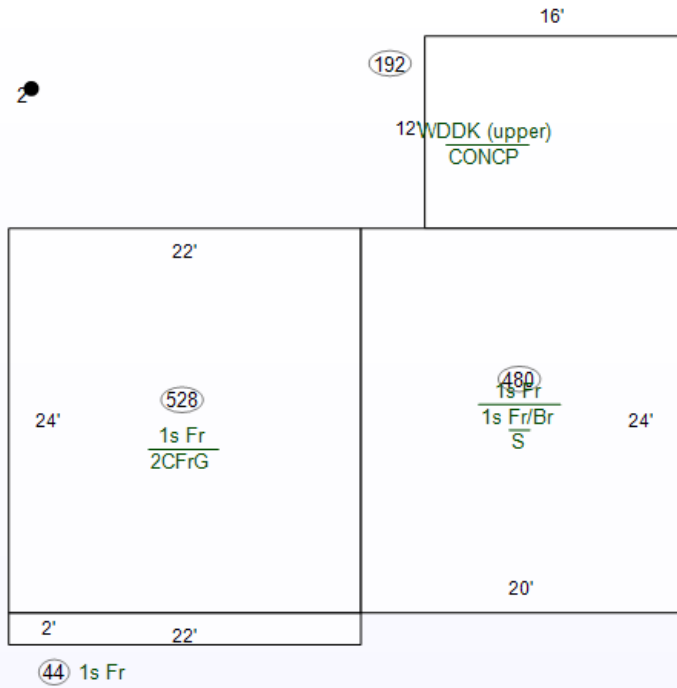
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	1	1
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
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	91A	524	524	\$67,600	
2	1Fr	1008	1008	\$52,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		480	0	\$0	

Total Base \$119,600

Adjustments 1 Row Type Adj. x 1.00 \$119,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:524 2:1008	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$127,100

Sub-Total, 1 Units

Exterior Features (+) \$6,100 \$133,200

Garages (+) 528 sqft \$21,400 \$154,600

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

Replacement Cost \$137,981

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	1/6 Maso	C+1	1975	1975	50	A		0.85		1,532 sqft	\$137,981	35%	\$89,690	0%	100%	1.180	1.000	100.00	0.00	0.00	\$105,800
2: Utility Shed	1	SV	D	2000	2000	25	A		0.85		12'x12'		55%		0%	100%	1.180	1.000	100.00	0.00	0.00	\$0