

General Information

Parcel Number 89-17-01-440-416.000-030
Local Parcel Number 49-01-440-416.000-29

Tax ID: 029-53123-00

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) 851 HIDDEN VALLEY LN RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Ownership

FANSHER, GARY R & LINDA LOU
851 HIDDEN VALLEY LN
RICHMOND, IN 47374

Legal

HIDDEN VALLEY SUB DIV 3RD ADDN LOT 44 REPLAT



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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows include 2025, 2024, 2023, 2022, 2021 data for various categories.

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

Table with 14 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 1: F, F, 105, 105x150, 1.00, \$336, \$336, \$35,280, 0%, 1.0000, 100.00, 0.00, 0.00, \$35,280

Transfer of Ownership

Date 01/01/1900 Owner FANSHER, GARY R & Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/24/2019 Misc: 2020 GENERAL REVAL

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.36), Actual Frontage (105), Developer Discount, Parcel Acreage (0.36), 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 (0.36), 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 (\$35,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$35,300)

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2040 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
Portico	88	\$4,200
Patio, Brick	360	\$5,900

Plumbing

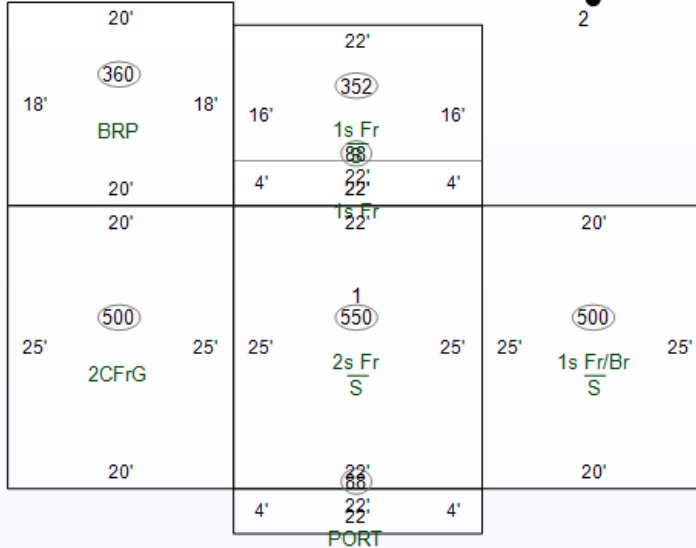
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Portable Spa	1	\$1,700

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1490	1490	\$136,800	
2	1Fr	550	550	\$37,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1402	0	\$0	

Total Base \$173,800
Adjustments 1 Row Type Adj. x 1.00 \$173,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$1,700
Elevator (+)		\$0

Sub-Total, One Unit \$184,200

Sub-Total, 1 Units

Exterior Features (+)	\$10,100	\$194,300
Garages (+) 500 sqft	\$20,100	\$214,400
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$191,352

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	1980	1980	45	A		0.85		2,040 sqft	\$191,352	30%	\$133,950	5%	100%	1.180	1.000	100.00	0.00	0.00	\$150,200
2: Utility Shed	1	SV	D	2000	2000	25	A		0.85		10'x12'		55%		0%	100%	1.180	1.000	100.00	0.00	0.00	\$0