

89-17-12-210-113.000-029

GARARD, MATTHEW G & ASHL

1206 SYCAMORE LN

510, 1 Family Dwell - Platted Lot

WAYNE-164963 (016)/1649

1/2

General Information

Parcel Number 89-17-12-210-113.000-029
Local Parcel Number 49-12-210-113.000-16

Tax ID: 016-00219-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 029 (Local 016) WAYNE TOWNSHIP - SANITARY
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 164963-016 WAYNE-164963 (016)
Section/Plat 4912210
Location Address (1) 1206 SYCAMORE LN RICHMOND, IN 47374

Ownership

GARARD, MATTHEW G & ASHLEY A JTWROS
1206 SYCAMORE LN RICHMOND, IN 47374

Legal

LOT 56 SALISBURY VILLAGE 5TH ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 04/20/2010 to 01/01/1900.

Notes

9/5/2023 Misc: 2024 GENERAL REVAUATION
10/8/2019 Misc: 2020 GENERAL REVAL
8/12/2015 : 2016 REASSESSMENT: CHANGE DWELL CONDITION TO "G" PER FIELD CHECK 5-15-15



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, Improvement, Total. Rows show valuation data for 2023 and 2024.

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 data for F, F, 110, 110x156, 1.02, \$222, \$226, \$24,860, 0%, 1.0000, 100.00, 0.00, 0.00, \$24,860.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.39), Actual Frontage (110), Developer Discount, Parcel Acreage (0.39), 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 (0.39), 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 (\$24,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$24,900).

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 08/31/2023 js

Appraiser 09/05/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1536 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
Stoop, Masonry	30	\$1,800
Wood Deck	240	\$5,400
Patio, Concrete	240	\$1,900

Plumbing

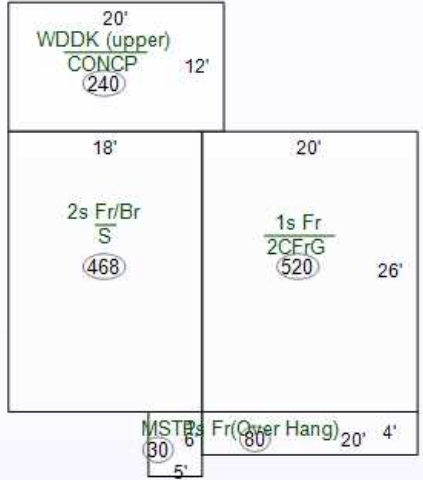
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

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	91A	548	548	\$69,700	
2	91A	988	988	\$53,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		468	0	\$0	

Total Base \$123,500

Adjustments 1 Row Type Adj. x 1.00 \$123,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:548 2:988	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$135,700
Sub-Total, 1 Units		
Exterior Features (+)	\$9,100	\$144,800
Garages (+) 520 sqft	\$20,100	\$164,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$140,165

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	1978	1978	47	A		0.85		1,536 sqft	\$140,165	35%	\$91,110	0%	100%	1.220	1.000	100.00	0.00	0.00	\$111,200
2: Swimming Pool (R)	1		C	2003	2003	22	A	\$40.66	0.85	\$34.56	18'x36'	\$23,539	65%	\$8,240	0%	100%	1.220	1.000	100.00	0.00	0.00	\$10,100
3: Utility Shed	1	SV	D	2003	2003	22	A		0.85		10'x16'		55%		0%	100%	1.220	1.000	100.00	0.00	0.00	\$0