

General Information

Parcel Number 89-18-02-120-202.001-030

Local Parcel Number 50-02-120-202.010-29

Tax ID: 029-30813-01

Routing Number 5002120-001

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 294202-029 WAYNE-294202 (029)

Section/Plat 5002120

Location Address (1) 200 GARWOOD RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

SOPER, PAUL C & THERESE WJ 200 GARWOOD RD RICHMOND, IN 47374

Legal

PT NW SEC 2-13-1 5.048A PT NE SEC 2-13-1 0.600A



Transfer of Ownership

Date 01/01/1900 Owner SOPER, PAUL C & TH Doc ID Code Book/Page Adj Sale Price V/I

Notes

8/15/2018 Misc: 2019 GENERAL REVALUATION - ADD OBSL TO POOL

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc., and their values.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 5612 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
Patio, Brick	140	\$2,700
Porch, Enclosed Frame	508	\$25,700

**Plumbing**

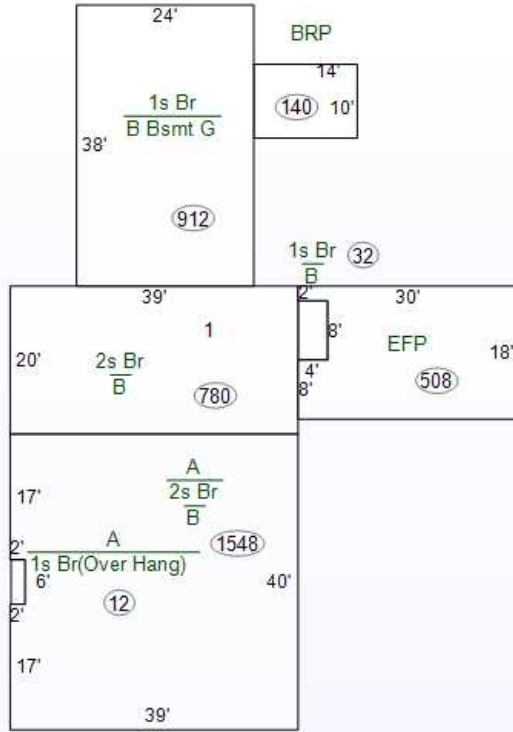
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	7	14

**Accommodations**

<b>Bedrooms</b>	6
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	12

**Heat Type**

Hot Water or Steam



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	3272	3272	\$276,900	
2	7	2340	2340	\$115,300	
3					
4					
1/4					
1/2					
3/4					
Attic		1560	0	\$10,600	
Bsmnt		3272	0	\$82,900	
Crawl					
Slab					

**Total Base** \$485,700

**Adjustments** 1 Row Type Adj. x 1.00 \$485,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:2 MO:2	\$9,000
No Heating (-)		\$0
A/C (+)	1:3272 2:2340	\$14,600
No Elec (-)		\$0
Plumbing (+ / -)	14 - 5 = 9 x \$800	\$7,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$516,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$28,400	\$544,900
Garages (+) 912 sqft	\$9,000	\$553,900
Quality and Design Factor (Grade)		1.20
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$564,978</b>

**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	Brick	B	1854	1854	171	A		0.85		10,444 sqft	\$564,978	40%	\$338,990	13%	100%	1.240	1.000	100.00	0.00	0.00	\$365,700
2: HVAC - Geothermal (R)	1	SV	C	2007	2007	18	A		0.85				17%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$19,250
3: HVAC - Geothermal (R)	1	SV	C	2007	2007	18	A		0.85				17%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$28,750
4: Other Yard Item (R)	1	SV	C	1930	1930	95	A		0.85				65%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$19,000
5: Swimming Pool (R)	1		C	1930	1930	95	P	\$52.13	0.85	\$44.31	30'x60'	\$83,572	85%	\$12,540	50%	100%	1.240	1.000	100.00	0.00	0.00	\$7,800
6: Wood Deck- Treated pine	1		C	2014	2014	11	A		0.85		10'x32'	\$5,695	10%	\$5,130	0%	100%	1.240	1.000	100.00	0.00	0.00	\$6,400