

89-18-02-140-104.000-030

WILLIAMS, DENNIS & GIGI FAMI

271 CEDAR CLIFF RD

510, 1 Family Dwell - Platted Lot

WAYNE-293353 (029)/2933

1/2

General Information

Parcel Number 89-18-02-140-104.000-030
Local Parcel Number 50-02-140-104.000-29

Tax ID: 029-30408-00

Routing Number 5002140-024

Property Class 510 RENTAL
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 293353-029 WAYNE-293353 (029)

Section/Plat 5002140

Location Address (1) 271 CEDAR CLIFF 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

WILLIAMS, DENNIS & GIGI FAMILY T
912 ANN MARIE CT
MANTECA, CA 95337

Legal

LOT 37 BACKMEYER TRACE SEC 2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 03/08/2023 to 01/01/1900.

Notes

10/29/2024 Misc: 2024: APPEAL INFORMAL REVIEW, SETTLED PER OUR PHONE CONVERSATION ON 10-25-2024
10/8/2024 Misc: 2025 GENERAL REVAUATION

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2025 and 2024.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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, 81, 81x152, 1.06, \$423, \$448, \$36,288, 0%, 1.0000, 100.00, 0.00, 0.00, \$36,290.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.28), Actual Frontage (81), Developer Discount, Parcel Acreage (0.28), 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 (0.28), 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 (\$36,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$36,300).

Data Source External Only

Collector 08/16/2024 js

Appraiser 10/08/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1272 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, Concrete	209	\$1,500

Plumbing

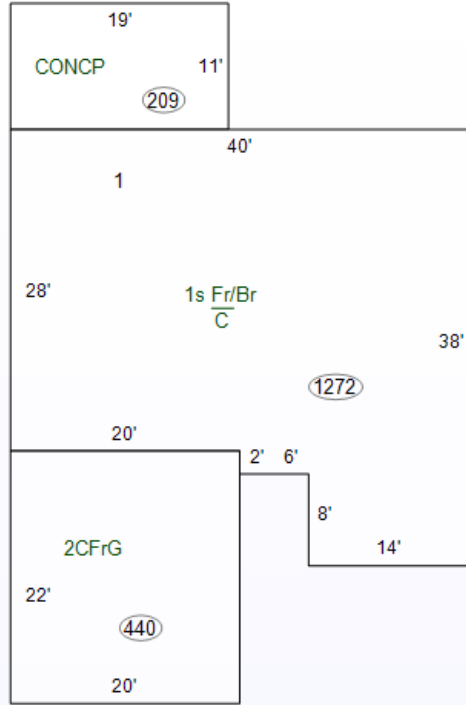
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1272	1272	\$124,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1272	0	\$8,700	
Slab				

Total Base \$133,500

Adjustments 1 Row Type Adj. x 1.00 \$133,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1272	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$145,000

Sub-Total, 1 Units

Exterior Features (+)	\$1,500	\$146,500
Garages (+) 440 sqft	\$18,900	\$165,400
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$147,620

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	1	1/6 Maso	C+1	1993	1993	32 A		0.85		1,272 sqft	\$147,620	26%	\$109,240	10%	100%	1.300	1.000	100.00	0.00	0.00	\$127,800