

89-18-02-140-107.000-030

General Information

Parcel Number
89-18-02-140-107.000-030

Local Parcel Number
50-02-140-107.000-29

Tax ID:
029-53515-00

Routing Number
5002140-107

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 293353-029
WAYNE-293353 (029)

Section/Plat
5002140

Location Address (1)
311 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

NUNEZ, MICHAEL, DANIEL NUN

Ownership

NUNEZ, MICHAEL, DANIEL NUNEZ & NUNEZ
311 CEDAR CLIFF RD
RICHMOND, IN 47374

Legal

LOT 40 BACKMEYER TRACE SEC 2



311 CEDAR CLIFF RD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/31/2013	NUNEZ, MICHAEL, D	2013006892	WD	/	\$86,000	V
07/16/2008	MERGENTHAL, AAR	2008006393	WD	/	\$100,000	I
01/01/1900	HENDRIX, DENNIS W	2008006393	WD	/	\$100,000	I

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$35,600	Land	\$35,600	\$30,200	\$26,500	\$26,500	\$26,500
\$35,600	Land Res (1)	\$35,600	\$30,200	\$26,500	\$26,500	\$26,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$120,600	Improvement	\$120,600	\$102,500	\$90,200	\$90,800	\$83,600
\$120,600	Imp Res (1)	\$120,600	\$102,500	\$90,200	\$90,800	\$83,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$156,200	Total	\$156,200	\$132,700	\$116,700	\$117,300	\$110,100
\$156,200	Total Res (1)	\$156,200	\$132,700	\$116,700	\$117,300	\$110,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		85	85x128	0.99	\$423	\$419	\$35,615	0%	1.0000	100.00	0.00	0.00	\$35,620

WAYNE-293353 (029)/2933 1/2

Notes

10/8/2024 Misc: 2025 GENERAL REVAUATION
9/5/2018 Misc: 2019 GENERAL REVALUATION

Land Computations

Calculated Acreage	0.25
Actual Frontage	85
Developer Discount	☐
Parcel Acreage	0.25
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	0.25
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	\$35,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$35,600

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1

StyleN/A

Finished Area1040 sqft

Make

Floor Finish

☐Earth

☐Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

Plumbing

#TF

Full Bath13

Half Bath12

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total47

Accommodations

Bedrooms2

Living Rooms1

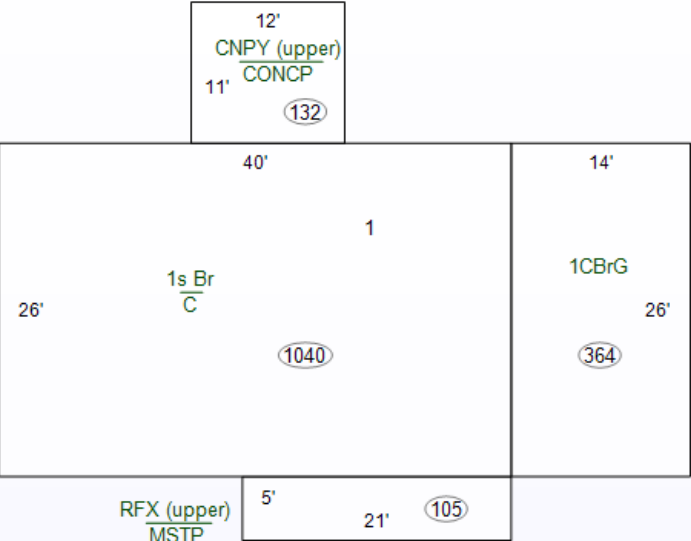
Dining Rooms1

Family Rooms0

Total Rooms5

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1040	1040	\$119,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1040	0	\$7,800	
Slab					
		Total Base			\$127,000
Adjustments		1 Row Type Adj. x 1.00			\$127,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1040	\$3,800
No Elec (-)					\$0
Plumbing (+ / -)			7 – 5 = 2 x \$800		\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$132,400
Sub-Total, 1 Units					
Exterior Features (+)				\$6,900	\$139,300
Garages (+) 364 sqft				\$16,600	\$155,900
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.85
Replacement Cost					\$132,515

Specialty Plumbing		
Description	Count	Value

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	Brick	C	1982	1982	43	A		0.85		1,040 sqft	\$132,515	30%	\$92,760	0%	100%	1.300	1.000	100.00	0.00	0.00	\$120,600