89-18-02-140-107.000-030 | **NUNEZ, MICHAEL, DANIEL NUN** | **311 CEDAR CLIFF RD** | **510, 1 Family Dwell - Platted Lot** | **WAYNE-293353 (029)/2933**

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: 2023

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	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023

Review Group 2025

Ownership

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

Legal

LOT 40 BACKMEYER TRACE SEC 2

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

Notes

9/5/2018 Misc: 2019 GENERAL REVALUATION

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$26,500	**Land**	**$26,500**	**$26,500**	**$26,500**	**$26,100**	**$26,100**
$26,500	Land Res (1)	$26,500	$26,500	$26,500	$26,100	$26,100
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$90,200	**Improvement**	**$90,200**	**$90,800**	**$83,600**	**$83,600**	**$80,900**
$90,200	Imp Res (1)	$90,200	$90,800	$83,600	$83,600	$80,900
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$116,700	**Total**	**$116,700**	**$117,300**	**$110,100**	**$109,700**	**$107,000**
$116,700	Total Res (1)	$116,700	$117,300	$110,100	$109,700	$107,000
$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. %	Res Elig %	Market Factor	Value
F	F		85	85x128	0.99	$315	$312	$26,520	0%	100%	1.0000	$26,520

Data Source Aerial **Collector** 07/18/2018 ts **Appraiser** 09/05/2018 tw

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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$26,500
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$26,500**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1040 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [ ] Slab
- [x] Carpet
- [x] Sub & Joist
- [ ] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

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	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

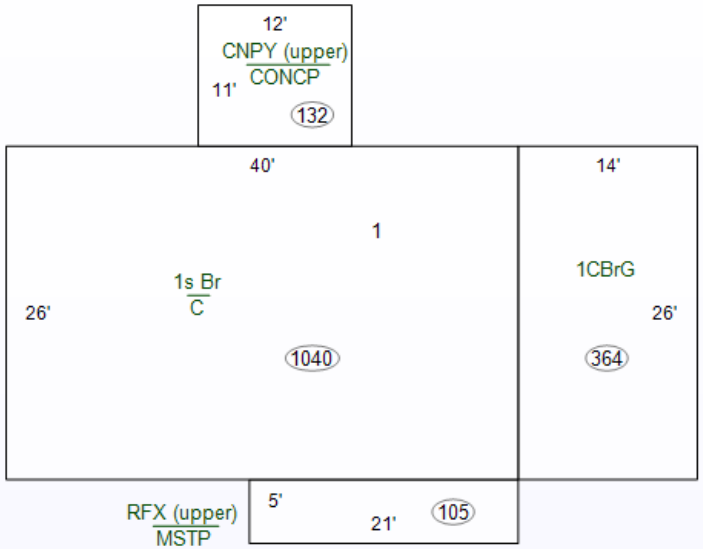
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Stoop, Masonry	105	$2,500
Canopy, Roof Extension	105	$1,200
Patio, Concrete	132	$800
Canopy, Shed Type	132	$800



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1040	1040	$91,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1040	0	$6,000	
Slab					
			Total Base		$97,000
Adjustments			**1 Row Type Adj. x 1.00**		$97,000
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1040	$2,900
No Elec (-)					$0
Plumbing (+ / -)				7 – 5 = 2 x $800	$1,600
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$101,500
			Sub-Total, 1 Units		
Exterior Features (+)				$5,300	$106,800
Garages (+) 364 sqft				$12,600	$119,400
			Quality and Design Factor (Grade)		1.00
			Location Multiplier		0.87
			Replacement Cost		$103,878

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Brick	C	1982	1982	41	A		0.87		1,040 sqft	$103,878	30%	$72,710	0%	100%	1.240	1.0000	$90,200

Total all pages $90,200 **Total this page** $90,200