

89-18-02-140-309.000-030

MOORE, ANDREW T

313 THORNWOOD CT

510, 1 Family Dwell - Platted Lot

WAYNE-293353 (029)/2933

1/2

General Information

Parcel Number
89-18-02-140-309.000-030

Local Parcel Number
50-02-140-309.000-29

Tax ID:
029-53480-00

Routing Number
5002140-005

Ownership

MOORE, ANDREW T
313 THORNWOOD CT
RICHMOND, IN 47374

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/08/2024	MOORE, ANDREW T	2024004489	SA	/		I
02/16/2024	MOORE, RAVONA M	2024001057	QC	/		I
02/16/2024	MOORE, RAVONNA	2024001056	QC	/		I
02/16/2024	MOORE, RAVONNA	2024001055	SA	/		I
03/25/2022	MOORE, THOMAS B	2022002579	WD	/	\$138,500	V
05/29/2013	ROBINSON, TERRY L	2013004762	EX	/	\$45,000	I

Notes

9/7/2018 Misc: 2019 GENERAL REVALUATION

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Legal

LOT 11 BACKMEYER TRACE SUB SEC 1 REPLAT



Res

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)
313 THORNWOOD CT
RICHMOND, IN 47374

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

2025	2025	2024	2023	2022	2021
WIP	Assessment Year	AA	AA	AA	AA
02/19/2025	Reason For Change	AA	AA	AA	AA
Indiana Cost Mod	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/16/2021
1.0000	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
	Equalization Factor	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$33,600	Land	\$33,600	\$28,500	\$25,000	\$25,000
\$33,600	Land Res (1)	\$33,600	\$28,500	\$25,000	\$25,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0
\$148,300	Improvement	\$148,300	\$127,400	\$113,300	\$82,800
\$148,300	Imp Res (1)	\$148,300	\$127,400	\$113,300	\$82,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0
\$181,900	Total	\$181,900	\$155,900	\$138,300	\$107,800
\$181,900	Total Res (1)	\$181,900	\$155,900	\$138,300	\$107,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$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		81	81x127	0.98	\$423	\$415	\$33,615	0%	1.0000	100.00	0.00	0.00	\$33,620

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

Data Source Aerial

Collector 07/18/2018 ts

Appraiser 09/07/2018 tw

Land Computations

Calculated Acreage	0.24
Actual Frontage	81
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.24
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	0.24
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	\$33,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$33,600

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1270 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	60	\$400
Canopy, Roof Extension	60	\$1,000
Patio, Concrete	167	\$1,300

Plumbing

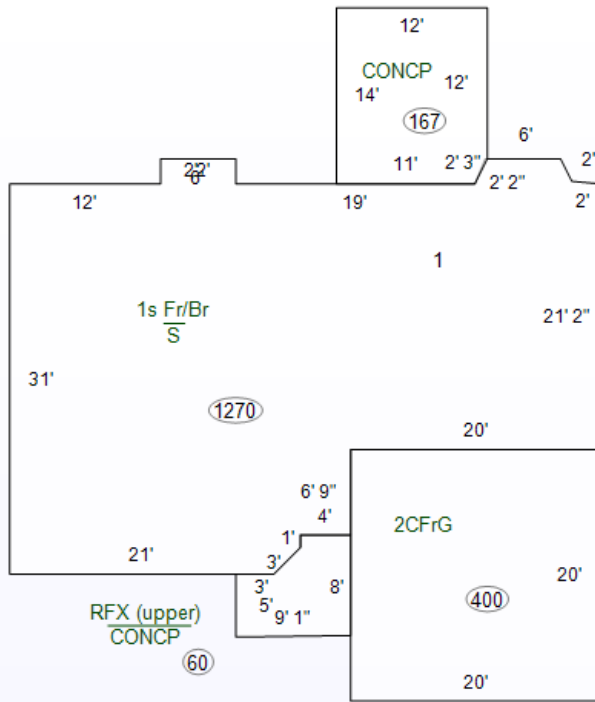
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	92	1270	1270	\$126,900
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1270	0		\$0
			Total Base	\$126,900

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1270	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$133,700

Sub-Total, 1 Units

Exterior Features (+)	\$2,700	\$136,400
Garages (+) 400 sqft	\$17,600	\$154,000
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$137,445

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	2/6 Maso	C+1	1989	2007	18	A		0.85		1,270 sqft	\$137,445	17%	\$114,080	0%	100%	1.300	1.000	100.00	0.00	0.00	\$148,300