

89-18-02-230-314.023-030

General Information

Parcel Number
89-18-02-230-314.023-030

Local Parcel Number
50-02-230-314.230-29

Tax ID:
029-01548-23

Routing Number
5002230-050

Property Class 509
Residential Parcel Classified as Vac

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
5002230

Location Address (1)
POLVER WAY
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025
Review Group 2029

TLC 21 LLC

Ownership

TLC 21 LLC
1501 THE OAKS DR
MAITLAND, FL 32751

Legal

LOT 23 RIDENOUR PLACE SUB DIV SEC 2



POLVER WAY

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/23/2023	TLC 21 LLC	2023001354	TS	/	\$177	I
01/01/1900	RIDENOUR PLACE, I		CO	/		I

509, Residential Parcel Classified as Va

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	☐	☐	☐	☐	☐
\$300	Land	\$300	\$300	\$300	\$300	\$300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$300	Land Non Res (2)	\$300	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$300	\$300	\$300	\$300
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$300	Total	\$300	\$300	\$300	\$300	\$300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$300	Total Non Res (2)	\$300	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$300	\$300	\$300	\$300

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
3		CRA	0	0.312000	1.00	\$1,050	\$1,050	\$328	0%	1.0000	0.00	100.00	0.00	\$330

WAYNE-293353 (029)/2933 1/2

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION

5/9/2018 Misc: 2019 GENERAL REVALUATION

Land Computations

Calculated Acreage	0.31
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.31
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	0.31
Total Acres Farmland	0.00
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	\$300
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$300
CAP 3 Value	\$0
Total Value	\$300

