

General Information

Parcel Number 89-18-02-300-122.029-030
Local Parcel Number 50-02-300-122.290-29
Tax ID: 029-00968-29
Routing Number 5002300-055
Property Class 510
1 Family Dwell - Platted Lot

Ownership

BAKSHI ARMAN & ANNURADHA BHA
1120 WORTHINGTON CT
RICHMOND, IN 47374

Legal

LOT 54 SANDBRIDGE HILLS SEC 2

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/31/2023 to 01/01/1900.

Notes

8/2/2024 Misc: 2024: INFORMAL REVIEW, SETTLED PER PHONE CONVERSATION ON 08/02/2024
2/27/2024 Misc: 2024; SALES REVIEW.



Res

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029)
School Corp 8385
Neighborhood 293454-029
Section/Plat 5002300
Location Address (1) 1120 WORTHINGTON CT RICHMOND, IN 47374

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

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

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

**General Information**

|                      |                      |
|----------------------|----------------------|
| <b>Occupancy</b>     | Single-Family        |
| <b>Description</b>   | Residential Dwelling |
| <b>Story Height</b>  | 1 1/2                |
| <b>Style</b>         | N/A                  |
| <b>Finished Area</b> | 5489 sqft            |
| <b>Make</b>          |                      |

**Floor Finish**

|   |  |
|---|--|
| <input type="checkbox"/> Earth                  | <input type="checkbox"/> Tile                  |
| <input checked="" type="checkbox"/> Slab        | <input checked="" type="checkbox"/> Carpet     |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood                   | <input type="checkbox"/> Other                 |
| <input type="checkbox"/> Parquet                |  |

**Wall Finish**

|   |  |
|---|--|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling                   | <input type="checkbox"/> Other                 |
| <input type="checkbox"/> Fiberboard                 |  |

**Roofing**

|                                       |                                |   |                                |                               |
|---------------------------------------|--------------------------------|---|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up     | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Other |   |                                |                               |

**Exterior Features**

| Description       | Area | Value   |
|-------------------|------|---------|
| Wood Deck         | 372  | \$7,500 |
| Porch, Open Frame | 40   | \$4,300 |

**Plumbing**

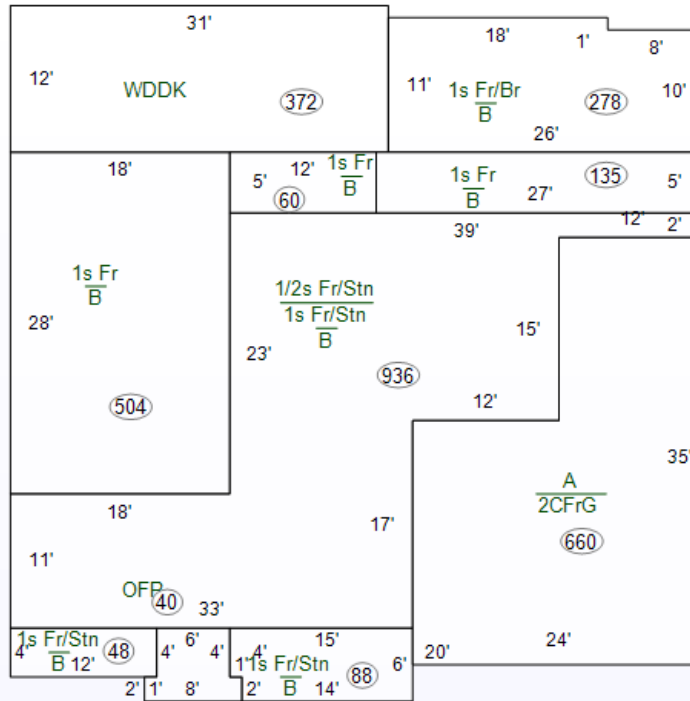
|                      | #  | TF |
|----------------------|----|----|
| <b>Full Bath</b>     | 4  | 12 |
| <b>Half Bath</b>     | 1  | 2  |
| <b>Kitchen Sinks</b> | 1  | 1  |
| <b>Water Heaters</b> | 1  | 1  |
| <b>Add Fixtures</b>  | 3  | 3  |
| <b>Total</b>         | 10 | 19 |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 5 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 1 |
| <b>Family Rooms</b> | 1 |
| <b>Total Rooms</b>  | 9 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description        | Count | Value   |
|--------------------|-------|---------|
| Bath Tub With Jets | 1     | \$1,800 |

**Cost Ladder**

| Floor Constr | Base | Finish | Value     | Totals |
|--------------|------|--------|-----------|--------|
| 1 91A        | 2049 | 2049   | \$172,300 |        |
| 2            |      |        |           |        |
| 3            |      |        |           |        |
| 4            |      |        |           |        |
| 1/4          |      |        |           |        |
| 1/2 92       | 936  | 936    | \$39,600  |        |
| 3/4          |      |        |           |        |
| Attic        | 660  | 660    | \$17,100  |        |
| Bsmt         | 2049 | 1844   | \$119,700 |        |
| Crawl        |      |        |           |        |
| Slab         |      |        |           |        |

|   |           |
|---|-----------|
| <b>Total Base</b>                         | \$348,700 |
| <b>Adjustments 1 Row Type Adj. x 1.00</b> | \$348,700 |

|                  |                              |
|------------------|------------------------------|
| Unfin Int (-)    | \$0                          |
| Ex Liv Units (+) | \$0                          |
| Rec Room (+)     | \$0                          |
| Loft (+)         | \$0                          |
| Fireplace (+)    | PS:1 PO:1 \$4,700            |
| No Heating (-)   | \$0                          |
| A/C (+)          | 1:2049 1/2:936 \$6,900       |
| No Elec (-)      | \$0                          |
| Plumbing (+ / -) | 19 - 5 = 14 x \$800 \$11,200 |
| Spec Plumb (+)   | \$1,800                      |
| Elevator (+)     | \$0                          |

|                            |           |
|----------------------------|-----------|
| <b>Sub-Total, One Unit</b> | \$373,300 |
|----------------------------|-----------|

|                           |           |
|---------------------------|-----------|
| <b>Sub-Total, 1 Units</b> | \$373,300 |
|---------------------------|-----------|

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$11,800 | \$385,100 |
| Garages (+) 660 sqft              | \$26,000 | \$411,100 |
| Quality and Design Factor (Grade) | 1.40     |           |
| Location Multiplier               | 0.85     |           |
| <b>Replacement Cost</b>           |          | \$489,209 |

**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 1/2        | 1/6 Maso    | B+2   | 2008       | 2008     | 17         | A  |           | 0.85 |          | 5,694 sqft | \$489,209 | 15%      | \$415,830     | 0%      | 100% | 1.220 | 1.000 | 100.00 | 0.00  | 0.00  | \$507,300    |