

89-18-03-120-102.000-030

General Information

Parcel Number
89-18-03-120-102.000-030

Local Parcel Number
50-03-120-102.000-29

Tax ID:
029-15433-00

Routing Number
5003120-002

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294202-029
WAYNE-294202 (029)

Section/Plat
5003120

Location Address (1)
206 HENLEY RD
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Low ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025
Review Group 2029

LYONS, MICHAEL EDWARD & D

Ownership

LYONS, MICHAEL EDWARD & DENIT
206 HENLEY RD
RICHMOND, IN 47374

Legal

PT NW SEC 3-13-1 1.05A



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
04/02/2025	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	☐	☐	☐	☐	☐
\$21,200	Land	\$21,200	\$17,900	\$15,700	\$15,700	\$15,700
\$20,900	Land Res (1)	\$20,900	\$17,700	\$15,500	\$15,500	\$15,500
\$300	Land Non Res (2)	\$300	\$200	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$200	\$200	\$200
\$250,500	Improvement	\$250,500	\$128,900	\$113,100	\$112,700	\$102,700
\$250,500	Imp Res (1)	\$250,500	\$128,900	\$113,100	\$112,700	\$102,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$271,700	Total	\$271,700	\$146,800	\$128,800	\$128,400	\$118,400
\$271,400	Total Res (1)	\$271,400	\$146,600	\$128,600	\$128,200	\$118,200
\$300	Total Non Res (2)	\$300	\$200	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$200	\$200	\$200

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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
9	A		0	1.000000	1.00	\$20,900	\$20,900	\$20,900	0%	1.0000	100.00	0.00	0.00	\$20,900
91	A		0	0.050000	1.00	\$5,400	\$5,400	\$270	0%	1.0000	0.00	100.00	0.00	\$270

206 HENLEY RD

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 LYONS, MICHAEL ED CO /

Res

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294202 (029)/2942 1/2

Notes

11/13/2024 Misc: 2025 GENERAL REVAUATION
11/28/2017 Misc: 2018 REMOVE 1 FULL BATH / ADD OFF 5 X 10, 1SFR/S 120 SQ FT PER PERMIT & F/C 9/22/17

Land Computations

Calculated Acreage	1.05
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.05
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.05
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	\$20,900
91/92 Value	\$300
Supp. Page Land Value	
CAP 1 Value	\$20,900
CAP 2 Value	\$300
CAP 3 Value	\$0
Total Value	\$21,200

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

2168 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	50	\$4,300

Plumbing

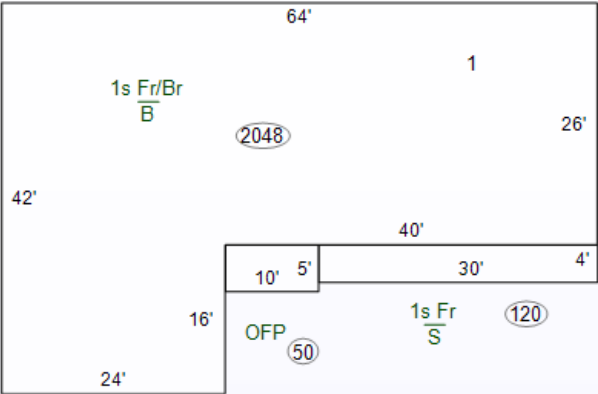
#	TF	
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	6	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	92	2168	2168	\$182,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		2048	0	\$56,100	
Crawl					
Slab		120	0	\$0	
		Total Base			\$239,000
Adjustments		1 Row Type Adj. x 1.00			\$239,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)				2:1355	\$13,700
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)				1:2168	\$6,300
No Elec (-)					\$0
Plumbing (+ / -)			10 – 5 = 5 x \$800		\$4,000
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$267,500
Sub-Total, 1 Units					
Exterior Features (+)				\$4,300	\$271,800
Garages (+) 0 sqft				\$0	\$271,800
Quality and Design Factor (Grade)					1.10
Location Multiplier					0.85
Replacement Cost					\$254,133

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+2	1956	1985	40	A		0.85		4,216 sqft	\$254,133	28%	\$182,980	0%	100%	1.240	1.000	100.00	0.00	0.00	\$226,900
2: Detached Garage/Boat H	1	Wood Fr	C	2004	2004	21	A	\$39.83	0.85	\$33.86	30'x24'	\$24,376	22%	\$19,010	0%	100%	1.240	1.000	100.00	0.00	0.00	\$23,600