

89-18-03-120-121.000-030

RIOS, GILBERTO & DIANA

8 PARKWAY LN

510, 1 Family Dwell - Platted Lot

WAYNE-294337 (029)/2943

1/2

General Information

Parcel Number 89-18-03-120-121.000-030
Local Parcel Number 50-03-120-121.000-29

Tax ID: 029-53238-00

Routing Number 5003120-057

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294337-029
WAYNE-294337 (029)

Section/Plat 5003120

Location Address (1)
8 PARKWAY LN
RICHMOND, IN 47374

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

Ownership

RIOS, GILBERTO & DIANA
8 PARKWAY LN
RICHMOND, IN 47374

Legal

LOT 6 PARKWAY HILLS 3RD ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 10/05/2011 and 01/01/1900.

Notes

10/12/2018 Misc: 2019 GENERAL REVALUATION

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source Aerial

Collector 09/14/2018 ts

Appraiser 10/12/2018 tw

Total Value \$53,500

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	3415 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input 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
Patio, Brick	960	\$16,300
Stoop, Masonry	210	\$4,400
Canopy, Roof Extension	210	\$2,700
Stoop, Masonry	180	\$4,100
Canopy, Roof Extension	180	\$2,400

Plumbing

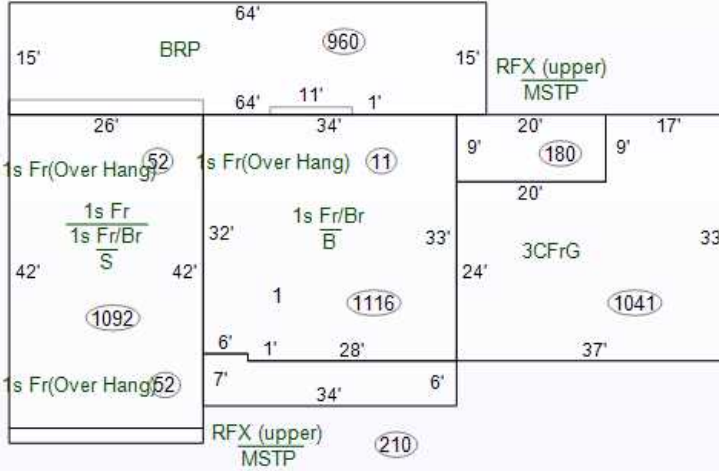
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	93	2219	2219	\$188,800	
2	1Fr	1196	1196	\$58,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1116	0	\$37,500	
Crawl					
Slab		1092	0	\$0	
Total Base				\$284,900	

Adjustments

Adjustment	Value	Total
1 Row Type Adj. x 1.00		\$284,900
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)		\$0
A/C (+)	2:1196 1:2219	\$8,700
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit

Sub-Total, 1 Units

Exterior Features (+)	\$29,900	\$335,500
Garages (+) 1041 sqft	\$38,800	\$374,300
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$349,971

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	2	2/6 Maso	C+2	1957	1957	68	A		0.85		4,531 sqft	\$349,971	42%	\$202,980	0%	100%	1.260	1.000	100.00	0.00	0.00	\$255,800
2: Swimming Pool (R)	1		C	1990	1990	35	A	\$64.11	0.85	\$61.67	17'x26'	\$29,080	85%	\$4,360	0%	100%	1.260	1.000	100.00	0.00	0.00	\$5,500